Itemized Fee Details

To help you budget your *Better Living* experience accordingly, please review this list of potential fees you may encounter as a current or future resident.

FEE TYPE	COST	FREQUENCY	STATUS
Required Pre-Lease *Fixed*	*The below costs are required as part of every rental application.*		
Administrative Fee: Administrative processing fee to cover lease preparation.	$150	Per unit / one-time	**Required**
Application Fee: Fee to process rental application and background check.	$85	Per application / one-time	**Required**
Security Deposit (Refundable): Refundable deposit covering potential damages and unpaid rent per lease terms.	$200-varies	Per unit / one-time	**Required**
Required Home Essentials *Fixed*	*The below costs are required as part of every rental application.*		
Amenities Fee: Fee for access to shared resident amenities and facilities.	$25	Per unit / month	**Required**
Pest Control: Regular pest prevention and treatment services.	$5	Per unit / month	**Required**
Trash Removal: Fee for trash collection, removal, and hauling services.	$25	Per unit / month	**Required**
Trash Removal Administrative Fee: Covers administrative costs associated with billing and managing trash removal services.	$2	Per unit / month	**Required**
Utility Administrative Fee: Covers administrative costs associated with billing and managing water utility services.	$3	Per unit / month	**Required**
Required Home Essentials *Usage-Based*	*The below costs are required as part of every lease.*		
Stormwater / Drainage (Utility): Local stormwater management and drainage system fee.	Usage-based	Per unit / month	**Required**
Water and Wastewater (Utility): Water usage and wastewater removal costs.	Usage-based	Per unit / month	**Required**
Renter Liability - Third Party: Expense related to required liability coverage through a third-party provider.	Varies	Per unit / month	**Required**

*Fees subject to change.

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Add Ons / Supplemental		*The below costs are supplemental or needs based.*	
Amenity / Clubhouse Rental Deposit (Refundable): Refundable deposit for potential damages during a clubhouse rental.	$250	Per occurrence	Optional
Amenity / Clubhouse Rental Fee: Fee for reserving the community clubhouse for events or gatherings.	$250	Per hour / occurrence	Optional
Reserved (Parking Rent): Fee for a designated parking spot on site.	$75	Per vehicle / month	Optional
Pet Deposit (Refundable): Deposit to cover any pet-related damage.	$300	Per pet / one-time	Optional
Pet Fee (Non-refundable): Fee for allowing pets in the home.	$350	Per pet / one-time	Optional
Pet Rent: Monthly charge for keeping a pet in the home.	$30	Per pet / month	Optional
Pet Screening Fee: Fee paid to PetScreening for pet profile management ***(Fee waived for assistance animals)***.	$25 (ACH) $30 (Debit/CC)	Per pet / year	Optional
Storage Rent: Fee for an on-site storage unit.	$25-varies	Per Storage / month	Optional

Situational Fees		*The below costs are situationally based.*	
Access Card Fee Replacement: Charge to replace lost or damaged key, fob, remote, or lost parking permit.	$100	Per occurrence	Situational
Concession Repayment: Tenant repayment of rent discounts if lease terms are not met.	Varies	Per occurrence	Situational
Early Lease Termination Fee: Fee for ending lease agreement before its scheduled end date.	2x base rent	Per occurrence	Situational
Improper Notice Fee: Charge for not providing proper advance notice before move-out.	Varies	Per occurrence	Situational
Transfer Unit Fee: Charge for transferring to another home within the same community.	$750	Per occurrence	Situational
Late Fee: Penalty for rent or fee payments made after the due date.	10% of base rent	Per occurrence	Situational
Lease Non-Compliance Fee: Fee for non-compliance with lease terms or community policies.	Varies	Per occurrence	Situational

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Legal / Eviction Fee: Costs associated with an eviction proceeding.	Varies	Per occurrence	Situational
Lock Replacement: Charge for lock replacement or rekeying residential lock.	$100	Per occurrence	Situational
Non-Sufficient Funds (NSF): Charge for returned payments due to non-sufficient funds.	$30	Per occurrence	Situational
Parking Lost Permit Fee: Fee for parking permit replacement.	Varies	Per occurrence	Optional
Parking Violation Fee: Fee for non-compliance with lease terms or community policies related to parking.	Varies	Per occurrence	Situational
Parking EV Charging: Fee for on-site electric vehicle charging access.	Varies	Per vehicle / charge	Situational
Pet / Animal Violation Fee: Fee issued for unauthorized pets or violations of pet policy.	$100-varies	Per occurrence	Situational
Renter's Insurance Non-Compliance Fee: Fee for not maintaining required renter's liability insurance coverage.	$50	Per occurrence / month	Situational
Smoking Violation Fee: For non-compliance with community smoking policy.	Up to $500	Per occurrence	Situational
Trash Violation Fee: Charge for non-compliance of community trash policy.	$50	Per occurrence	Situational
Vacant Cost Recovery (Utility): Utility costs incurred while the unit was occupied by resident.	Usage-based	Per occurrence	Situational
Non-transferred Utility Fee (Utility): Admin fee for utility costs not moved to resident's name.	$50	Per occurrence	Situational

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