



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 <i>Fixed</i>		<i>The below costs are required as part of every rental application.</i>	
Application Fee: Fee to process rental application and background check.	\$54	Per application	Required
Security Deposit (Refundable): Refundable deposit covering potential damages and unpaid rent per lease terms.	\$400 1 bed \$500 2 bed	Per unit / one-time	Required
Required Home Essentials <i>Fixed</i>		<i>The below costs are required as part of every rental application.</i>	
Cable Television: Community-provided cable TV and/or internet services.	Part of Tech Fee Below	Per unit / month	Required
Pest Control: Regular pest prevention and treatment services.	\$1.40	Per unit / month	Required
Technology Package: Fee for use of in-unit technology package.	\$114	Per unit / month	Required
Trash Removal: Fee for trash collection, removal, and hauling services.	\$34	Per unit / month	Required
Utility Administrative Fee: Covers administrative costs associated with billing and managing water utility services.	\$3.95	Per unit / month	Required
Valet Trash Services: Fee for doorstep trash and recycle pickup service.	\$28	Per unit / month	Required
Required Home Essentials <i>Usage-Based</i>		<i>The below costs are required as part of every lease.</i>	
Common Area Utilities: Shared utility costs in community common areas.	Usage-based	Per unit or occupant / month	Required
Trash Removal: Cost of trash collection, removal, and hauling services.	Usage-based	Per unit / month	Required
Electric (Utility): Cost of electricity usage for your apartment.	Usage-based	Per unit / month	Required
Gas (Utility): Cost of gas usage for your apartment.	Usage-based	Per unit / month	Required

*Fees subject to change.

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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

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.

\$75 p/h

Per hour / occurrence

Optional

Single or Tandem Enclosed Garage (parking rent): Charge for access to enclosed garage space.

\$150

Per unit / month

Optional

Carport (Parking Rent): Fee for covered parking in a designated carport space.

\$50

Per vehicle / month

Optional

Garage Structure (Parking Rent): Charge for access to a garage space in large parking garage structure.

\$175

Per item / month

Optional

Reserved (Parking Rent): Fee for a designated parking spot on site.

\$35

Per vehicle / month

Optional

Parking Permit Fee (Reliant Parking): Fee for parking permit registration with Reliant Parking.

\$25

Per vehicle / year

Optional

Pet Deposit (Refundable): Deposit to cover any pet-related damage.

\$500 & \$250
under 1yr

Per pet / one-time

Optional

Pet Dog DNA Program Fee (Non-refundable): Registration fee for dog DNA application process.

N/A

Pet dog / one-time

Optional

Pet Rent: Monthly charge for keeping a pet in the home.

\$50 for
dog/cat

Per pet / month

Optional

Pet Screening Fee: Fee paid to PetScreening for pet profile management (*Fee waived for assistance animals*).

\$30 per pet

Per pet / year

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.

\$150

Per occurrence

Situational

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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 rent	Per occurrence	Situational
Improper Notice Fee: Charge for not providing proper advance notice before move-out.	Varies	Per occurrence	Situational
Late Fee: Penalty for rent or fee payments made after the due date.	\$80	Per occurrence	Situational
Lease Non-Compliance Fee: Fee for non-compliance with lease terms or community policies.	Varies	Per occurrence	Situational
Legal / Eviction Fee: Costs associated with an eviction proceeding.	Varies	Per occurrence	Situational
Lock Replacement: Charge for lock replacement or rekeying residential lock.	\$300	Per occurrence	Situational
Non-Sufficient Funds (NSF): Charge for returned payments due to non-sufficient funds.	\$25	Per occurrence	Situational
Parking Lost Permit Fee: Fee for parking permit replacement.	\$25	Per occurrence	Optional
Parking Violation Fee: Fee for non-compliance with lease terms or community policies related to parking.	Cost of Tow 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
Security Deposit Additional (Refundable): Extra refundable deposit for added risk, damages, or lease conditions.	1 month rent	Per unit / one-time	Situational
Smoking Violation Fee: For non-compliance with community smoking policy.	Up to \$500	Per occurrence	Situational
Trash Container Replacement: Charge for replacing a lost, stolen, or damaged trash bin.	\$80 Valet Living	Per occurrence	Situational
Vacant Cost Recovery (Utility): Utility costs incurred while the unit was occupied by resident.	Usage-based	Per occurrence	Situational

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Fairfield Classification: Internal