



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>	
Administrative Fee: A non-refundable administrative processing fee to cover lease preparation charged on lease start date.	\$250	Per unit / one-time	Required
Application Fee: Non-refundable fee to process rental application and background check.	\$20	Per application / one-time	Required
Security Deposit (Refundable): Refundable deposit covering potential damages and unpaid rent per lease terms.	\$300 - \$500	Per unit / one-time	Required
Required Home Essentials <i>Usage-Based</i>		<i>The below costs are required as part of every lease.</i>	
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
Stormwater / Drainage (Utility): Local stormwater management and drainage system fee.	Usage-based	Per unit / month	Required
Trash Removal: Fee for trash collection, removal, and hauling services.	\$15.25	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		<i>The below costs are supplemental or needs based.</i>	
Amenity / Clubhouse Rental Deposit (Refundable): Refundable deposit for potential damages during a clubhouse rental.	\$300	Per occurrence	Optional
Amenity / Clubhouse Rental Fee: Fee for reserving the community clubhouse for events or gatherings.	\$200-500	Per occurrence	Optional

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Single or Tandem Enclosed Garage (Garage Fee): Charge for access to enclosed garage space.	\$125 Detached / \$225 Attached	Per unit / month	Optional
Carport (Parking Fee): Fee for covered parking in a designated carport space.	\$75	Per vehicle / month	Optional
Pet Deposit (Refundable): Deposit to cover any pet-related damage or other damages, pursuant to the lease.	\$300	Per pet / one-time	Optional
Pet Fee: Monthly charge for keeping a pet in the home.	\$35	Per unit / month	Optional
Pet Screening Fee: Fee paid to PetScreening for pet profile management (<i>Fee waived for assistance animals</i>).	\$30	Per pet / year	Optional
Situational Fees		<i>The below costs are situationally based.</i>	
Access Card Fee Replacement: Charge to replace lost or damaged key, fob, remote, or lost parking permit.	\$50 (fob) / \$100(garage)	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 the Rent	Per occurrence	Situational
Transfer Unit Fee: Charge for transferring to another home within the same community.	\$500	Per occurrence	Situational
Late Fee: Charge for rent or fee payments made after the due date.	5% of Base Rent	Per occurrence	Situational
Lock Replacement: Charge for lock replacement or rekeying residential lock.	\$50	Per occurrence	Situational
Lock Out Fee: Charge for after hours lock outs.	\$100	Per occurrence	Situational
Non-Sufficient Funds (NSF): Charge for returned payments due to non-sufficient funds.	\$20	Per occurrence	Situational
Parking EV Charging: Fee for on-site electric vehicle charging access.	Varies	Per vehicle / charge	Situational
Reletting Expenses: Actual expenses associated with re-renting a unit after early lease termination.	Varies	Per occurrence	Situational

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Renter's Insurance Non-Compliance Fee: Fee for not maintaining required renter's liability insurance coverage.	\$28	Per occurrence / month	Situational
Security Deposit Additional (Refundable): Extra refundable deposit for added risk, damages, or lease conditions.	Up to one month's rent	Per unit / one-time	Situational
Non-transferred, Unregulated Utility Fee and Cost Recovery (Utility): Admin fee and unregulated utility costs incurred while the	Usage-based / \$10 admin fee	Per occurrence	Situational

Date of Issuance: 12/30/2025

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