



# 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          |
|---|-------------|--|-----------------|
| <b>Required Pre-Lease <i>Fixed</i></b>  |             | <i>The below costs are required as part of every rental application.</i> |                 |
| <b>Administrative Fee:</b> Administrative processing fee to cover lease preparation.                                  | \$350       | Per unit / one-time  | <b>Required</b> |
| <b>Application Fee:</b> Fee to process rental application and background check.                                       | \$20        | Per application / one-time   | <b>Required</b> |
| <b>Security Deposit (Refundable):</b> Refundable deposit covering potential damages and unpaid rent per lease terms.  | \$250 - 350 | Per unit / one-time  | <b>Required</b> |
| <b>Required Home Essentials <i>Usage-Based</i></b>  |             | <i>The below costs are required as part of every lease.</i>              |                 |
| <b>Electric (Utility):</b> Cost of electricity usage for your apartment.  | Usage-based | Per unit / month   | <b>Required</b> |
| <b>Stormwater / Drainage (Utility):</b> Local stormwater management and drainage system fee.                          | Usage-based | Per unit / month   | <b>Required</b> |
| <b>Trash Removal:</b> Fee for trash collection, removal, and hauling services.  | \$30        | Per unit / month   | <b>Required</b> |
| <b>Water and Wastewater (Utility):</b> Water usage and wastewater removal costs.                                      | Usage-based | Per unit / month   | <b>Required</b> |
| <b>Renter Liability - Third Party:</b> Expense related to required liability coverage through a third-party provider. | Varies      | Per unit / month   | <b>Required</b> |
| <b>Add Ons / Supplemental</b>   |             | <i>The below costs are supplemental or needs based.</i>                  |                 |
| <b>Carport (Parking Rent):</b> Fee for covered parking in a designated carport space.                                 | \$30        | Per vehicle / month  | Optional        |
| <b>Reserved (Parking Rent):</b> Fee for a designated parking spot on site.  | \$10        | Per vehicle / month  | Optional        |

\*Fees subject to change.

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|   |                        |   |             |
|---|------------------------|---|-------------|
| <b>Pet Deposit (Refundable):</b> Deposit to cover any pet-related damage.   | \$300                  | Per pet / one-time                              | Optional    |
| <b>Pet Rent:</b> Monthly charge for keeping a pet in the home.  | \$35                   | Per unit / month                                | Optional    |
| <b>Pet Screening Fee:</b> Fee paid to PetScreening for pet profile management ( <i>Fee waived for assistance animals</i> ). | \$30                   | Per pet / year                                  | Optional    |
| <b>Situational Fees</b>   |                        | <i>The below costs are situationally based.</i> |             |
| <b>Access Card Fee Replacement:</b> Charge to replace lost or damaged key, fob, remote, or lost parking permit.             | \$10                   | Per occurrence                                  | Situational |
| <b>Concession Repayment:</b> Tenant repayment of rent discounts if lease terms are not met.                                 | Varies                 | Per occurrence                                  | Situational |
| <b>Early Lease Termination Fee:</b> Fee for ending lease agreement before its scheduled end date.                           | 2 Month's Rent         | Per occurrence                                  | Situational |
| <b>Improper Notice Fee:</b> Charge for not providing proper advance notice before move-out.                                 | Varies                 | Per occurrence                                  | Situational |
| <b>Transfer Unit Fee:</b> Charge for transferring to another home within the same community.                                | \$500                  | Per occurrence                                  | Situational |
| <b>Late Fee:</b> Penalty for rent or fee payments made after the due date.  | 5% of Base Rent        | Per occurrence                                  | Situational |
| <b>Lease Non-Compliance Fee:</b> Fee for non-compliance with lease terms or community policies.                             | Varies                 | Per occurrence                                  | Situational |
| <b>Legal / Eviction Fee:</b> Costs associated with an eviction proceeding.  | Varies                 | Per occurrence                                  | Situational |
| <b>Lock Replacement:</b> Charge for lock replacement or rekeying residential lock.  | \$10                   | Per occurrence                                  | Situational |
| <b>Non-Sufficient Funds (NSF):</b> Charge for returned payments due to non-sufficient funds.                                | \$35                   | Per occurrence                                  | Situational |
| <b>Parking EV Charging:</b> Fee for on-site electric vehicle charging access.   | Varies                 | Per vehicle / charge                            | Situational |
| <b>Renter's Insurance Non-Compliance Fee:</b> Fee for not maintaining required renter's liability insurance coverage.       | \$50                   | Per occurrence / month                          | Situational |
| <b>Security Deposit Additional (Refundable):</b> Extra refundable deposit for added risk, damages, or lease conditions.     | Up to one month's rent | Per unit / one-time                             | Situational |

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**Smoking Violation Fee:** For non-compliance with community smoking policy.

Up to \$500

Per occurrence

Situational

**Non-transferred Utility Fee and Cost Recovery (Utility):** Admin fee and utility costs incurred while the unit was occupied by resident.

Usage-based /  
\$10 admin fee

Per occurrence

Situational

**Date of Issuance: 12/30/2025**

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