



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 the lease start date.	\$250	Per unit / one-time	Required
Application Fee: 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.	\$250-350	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.	\$21.50	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>	
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

*Fees subject to change.

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Pet Screening Fee: Fee paid to PetScreening for pet profile management (*Fee waived for assistance animals*). \$30 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. \$10 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. 1.5 times rent 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. \$20 Per occurrence Situational

Non-Sufficient Funds (NSF): Charge for returned payments due to non-sufficient funds. \$35 Per occurrence Situational

Parking EV Charging: Fee for on-site electric vehicle charging access. Varies Per vehicle / charge Situational

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. \$500 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

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