



# 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> A non-refundable administrative processing fee to cover lease preparation charged on the lease start date.	\$250	Per unit / one-time	<b>Required</b>
<b>Application Fee:</b> Non-refundable 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.	\$300 - \$400	Per unit / one-time	<b>Required</b>
<b>Required Home Essentials <i>Fixed</i></b>		<i>The below costs are required as part of every rental application.</i>	
<b>Valet Trash Services:</b> Fee for doorstep trash and recycle pickup service.	\$22	Per unit / month	<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>Gas (Utility):</b> Cost of gas 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.	\$17.50	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>

\*Fees subject to change.

# Itemized Fee Details



## Add Ons / Supplemental *The below costs are supplemental or needs based.*

<b>Amenity / Tap Room Rental Deposit (Refundable):</b> Refundable deposit for potential damages during a clubhouse rental.	\$150	Per occurrence	Optional
<b>Guest Suite Fee:</b> Fee for reserving an on-site guest suite.	\$200	Per night / occurrence	Optional
<b>Garage Structure (Parking Fee):</b> Charge for access to a garage space in large parking garage structure.	\$105	Per item / month	Optional
<b>Reserved (Parking Fee):</b> Fee for a designated parking spot on site. Guest parking	\$15	Per vehicle per night	Optional
<b>Garage Parking Non-Covered (Parking Fee):</b> Charge for additional parking space on site.	\$85	Per vehicle / month	Optional
<b>Pet Deposit (Refundable):</b> Deposit to cover any pet-related damage or other damages, pursuant to the lease.	\$300	Per unit / one-time	Optional
<b>Pet Fee:</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>Storage Fee:</b> Fee for an on-site storage unit.	\$50	Per Storage / month	Optional

## Situational Fees *The below costs are situationally based.*

<b>Access Card Fee Replacement:</b> Charge to replace lost or damaged key, fob, remote, or lost parking permit.	\$10 Key / \$100 Fob	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.	1.5X Base Rent	Per occurrence	Situational
<b>Transfer Unit Fee:</b> Charge for transferring to another home within the same community.	\$700	Per occurrence	Situational
<b>Late Fee:</b> Charge for rent or fee payments made after the due date.	5% of Base Rent	Per occurrence	Situational
<b>Lock Replacement:</b> Charge for lock replacement or rekeying residential lock.	\$130	Per occurrence	Situational

\*Fees subject to change.

# Itemized Fee Details



<b>Non-Sufficient Funds (NSF):</b> Charge for returned payments due to non-sufficient funds.	\$25	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.	\$28	Per occurrence / month	Situational
<b>Security Deposit Additional (Refundable):</b> Extra refundable deposit for added risk, damages, or lease conditions.	\$500	Per unit / one-time	Situational
<b>Trash Container Replacement:</b> Charge for replacing a lost, stolen, or damaged trash bin.	\$50	Per occurrence	Situational

Date of Issuance 12/30/2025

\*Fees subject to change.