



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: 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 - \$400	Per unit / one-time	Required
Required Home Essentials <i>Fixed</i>		<i>The below costs are required as part of every rental application.</i>	
Valet Trash Services: Fee for doorstep trash and recycle pickup service.	\$22	Per unit / month	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.	\$17.50	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

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Add Ons / Supplemental		The below costs are supplemental or needs based.	
Amenity / Tap Room Rental Deposit (Refundable): Refundable deposit for potential damages during a clubhouse rental.	\$150	Per occurrence	Optional
Guest Suite Fee: Fee for reserving an on-site guest suite.	\$200	Per night / occurrence	Optional
Garage Structure (Parking Fee): Charge for access to a garage space in large parking garage structure.	\$105	Per item / month	Optional
Reserved (Parking Fee): Fee for a designated parking spot on site. Guest parking	\$15	Per vehicle per night	Optional
Garage Parking Non-Covered (Parking Fee): Charge for additional parking space on site.	\$85	Per vehicle / month	Optional
Pet Deposit (Refundable): Deposit to cover any pet-related damage or other damages, pursuant to the lease.	\$300	Per unit / one-time	Optional
Pet Fee: Monthly charge for keeping a pet in the home.	\$35	Per unit / month	Optional
Pet Rent: Monthly charge for keeping a pet in the home.	\$35	Per pet / month	Optional
Pet Screening Fee: Fee paid to PetScreening for pet profile management (Fee waived for assistance animals).	\$30	Per pet / year	Optional
Storage Fee: Fee for an on-site storage unit.	\$50	Per Storage / month	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 Key / \$100 Fob	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.	1.5X Base Rent	Per occurrence	Situational
Transfer Unit Fee: Charge for transferring to another home within the same community.	\$700	Per occurrence	Situational
Late Fee: Charge for rent or fee payments made after the due date.	5% of Base Rent	Per occurrence	Situational

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Lock Replacement: Charge for lock replacement or rekeying residential lock.	\$130	Per occurrence	Situational
Non-Sufficient Funds (NSF): Charge for returned payments due to non-sufficient funds.	\$25	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
Trash Container Replacement: Charge for replacing a lost, stolen, or damaged trash bin.	\$50	Per occurrence	Situational

Date of Issuance 8/14/2026

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