



# 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>Application Fee:</b> Fee to process rental application and background check.	\$30	Per application / one-time	<b>Required</b>
<b>Security Deposit (Refundable):</b> Refundable deposit covering potential damages and unpaid rent per lease terms.	\$200- \$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>Utility Administrative Fee:</b> Covers administrative costs associated with billing and managing water utility services.	\$3.20	Per unit / month	<b>Required</b>
<b>Utility Administration - New Account Fee:</b> One-time charge to activate new utility services.	\$10	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>Common Area Utilities:</b> Shared utility costs in community common areas.	Usage-based	Per unit or occupant / month	<b>Required</b>
<b>Trash Removal:</b> Cost of trash collection, removal, and hauling services.	Usage-based	Per unit / month	<b>Required</b>
<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>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		<i>The below costs are supplemental or needs based.</i>		
<b>Pet Deposit (Refundable):</b> Deposit to cover any pet-related damage.	\$200	Per pet / one-time	Optional	
<b>Pet Fee (Non-refundable):</b> Fee for allowing pets in the home.	\$200	Per pet / one-time	Optional	
<b>Pet Rent:</b> Monthly charge for keeping a pet in the home.	\$25	Per pet / month	Optional	
Situational Fees		<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 - \$75	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.	200%	Per occurrence	Situational	
<b>Improper Notice Fee:</b> Charge for not providing proper advance notice before move-out.	Varies	Per occurrence	Situational	
<b>Late Fee:</b> Penalty for rent or fee payments made after the due date.	5% of monthly 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>Non-Sufficient Funds (NSF):</b> Charge for returned payments due to non-sufficient funds.	\$25	Per occurrence	Situational	
<b>Pet / Animal Violation Fee:</b> Fee issued for unauthorized pets or violations of pet policy.	\$500	Per occurrence	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	
<b>Smoking Violation Fee:</b> For non-compliance with community smoking policy.	Up to \$500	Per occurrence	Situational	

\*Fees subject to change.

# Itemized Fee Details



**Trash Violation Fee:** Charge for non-compliance of community trash policy.

Varies

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 /  
\$50 admin fee

Per occurrence

Situational

**Date of Issuance: 09/12/2025**