



# 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.                                             | \$54                       | Per application                                                          | <b>Required</b> |
| <b>Security Deposit (Refundable):</b> Refundable deposit covering potential damages and unpaid rent per lease terms.        | \$400 1 bed<br>\$500 2 bed | 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>Cable Television:</b> Community-provided cable TV and/or internet services.                                              | Part of Tech Fee Below     | Per unit / month                                                         | <b>Required</b> |
| <b>Pest Control:</b> Regular pest prevention and treatment services.                                                        | \$2.50                     | Per unit / month                                                         | <b>Required</b> |
| <b>Technology Package:</b> Fee for use of in-unit technology package.                                                       | \$117                      | Per unit / month                                                         | <b>Required</b> |
| <b>Trash Removal:</b> Fee for trash collection, removal, and hauling services.                                              | \$75                       | Per unit / month                                                         | <b>Required</b> |
| <b>Utility Administrative Fee:</b> Covers administrative costs associated with billing and managing water utility services. | \$4.50                     | Per unit / month                                                         | <b>Required</b> |
| <b>Valet Trash Services:</b> Fee for doorstep trash and recycle pickup service.                                             | \$28                       | 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>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>Gas (Utility):</b> Cost of gas usage for your apartment.                                                                 | Usage-based                | Per unit / month                                                         | <b>Required</b> |

\*Fees subject to change.

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**Stormwater / Drainage (Utility):** Local stormwater management and drainage system fee.

Usage-based

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

*The below costs are supplemental or needs based.*

**Single or Tandem Enclosed Garage (parking rent):** Charge for access to enclosed garage space.

\$150

Per unit / month

**Optional**

**Carport (Parking Rent):** Fee for covered parking in a designated carport space.

\$50

Per vehicle / month

**Optional**

**Garage Structure (Parking Rent):** Charge for access to a garage space in large parking garage structure.

\$175

Per item / month

**Optional**

**Reserved (Parking Rent):** Fee for a designated parking spot on site.

\$35

Per vehicle / month

**Optional**

**Additional Space (Parking Rent):** Charge for additional parking space on site.

\$0

Per vehicle / month

**Optional**

**Parking Permit Fee (Reliant Parking):** Fee for parking permit registration with Reliant Parking.

\$25

Per vehicle / year

**Optional**

**Pet Deposit (Refundable):** Deposit to cover any pet-related damage.

\$500 & \$250 under 1yr

Per pet / one-time

**Optional**

**Pet Rent:** Monthly charge for keeping a pet in the home.

\$50 for dog/cat

Per pet / month

**Optional**

**Pet Screening Fee:** Fee paid to PetScreening for pet profile management (**Fee waived for assistance animals**).

\$30 per pet

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.

\$150

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.

2x rent

Per occurrence

**Situational**

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|                                                                                                                         |                         |                        |             |
|-------------------------------------------------------------------------------------------------------------------------|-------------------------|------------------------|-------------|
| <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.                                              | \$80                    | 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.                                      | \$300                   | Per occurrence         | Situational |
| <b>Non-Sufficient Funds (NSF):</b> Charge for returned payments due to non-sufficient funds.                            | \$25                    | Per occurrence         | Situational |
| <b>Parking Lost Permit Fee:</b> Fee for parking permit replacement.                                                     | \$25                    | Per occurrence         | Optional    |
| <b>Parking Violation Fee:</b> Fee for non-compliance with lease terms or community policies related to parking.         | Cost of Tow<br>Can Vary | 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. | 1 month                 | Per unit / one-time    | Situational |
| <b>Smoking Violation Fee:</b> For non-compliance with community smoking policy.                                         | Up to \$500             | Per occurrence         | Situational |
| <b>Trash Container Replacement:</b> Charge for replacing a lost, stolen, or damaged trash bin.                          | \$80 Valet<br>Living    | Per occurrence         | Situational |
| <b>Vacant Cost Recovery (Utility):</b> Utility costs incurred while the unit was occupied by resident.                  | Usage-based             | Per occurrence         | Situational |

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Fairfield Classification: Internal

Creating Better Living for Better Lives  
**FAIRFIELD.**