



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: Administrative processing fee to cover lease preparation. | \$500 | Per unit / one-time | Required |
| Application Fee: Fee to process rental application and background check. | \$50 | Per application / one-time | Required |
| Security Deposit (Refundable): Refundable deposit covering potential damages and unpaid rent per lease terms. | \$300 | Per unit / one-time | Required |
| Required Home Essentials <i>Fixed</i> | | <i>The below costs are required as part of every rental application.</i> | |
| Pest Control: Regular pest prevention and treatment services. | \$2.00 | Per unit / month | Required |
| Trash Removal: Fee for trash collection, removal, and hauling services. | \$15.00 | Per unit / month | Required |
| Utility Administrative Fee: Covers administrative costs associated with billing and managing water utility services. | \$3.50 | Per unit / month | Required |
| Utility Administration - New Account Fee: One-time charge to activate new utility services. | \$10.00 | 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 |
| 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 |

*Fees subject to change.

Itemized Fee Details



Add Ons / Supplemental

The below costs are supplemental or needs based.

| | | | |
|---|--|-----------------------|----------|
| Amenity / Clubhouse Rental Deposit (Refundable): Refundable deposit for potential damages during a clubhouse rental. | \$250 | Per occurrence | Optional |
| Amenity / Clubhouse Rental Fee: Fee for reserving the community clubhouse for events or gatherings. | \$100 | Per hour / occurrence | Optional |
| Single or Tandem Enclosed Garage (parking rent): Charge for access to enclosed garage space. | \$100 | Per unit / month | Optional |
| Additional Space (Parking Rent): Charge for additional parking space on site. | \$150 | Per vehicle / month | Optional |
| Parking Permit Fee (Reliant Parking): Fee for parking permit registration with Reliant Parking. | \$25 | Per vehicle / year | Optional |
| Pet Fee (Non-refundable): Fee for allowing pets in the home. | \$500 1 st pet \$250 2 nd pet | Per pet / one-time | Optional |
| Pet Rent: Monthly charge for keeping a pet in the home. | \$55 | Per pet / month | Optional |
| Pet Rent Additional: Additional monthly charge for Puppies / Kittens under 1 year old. | \$55 | Per pet / month | Optional |
| Pet Screening Fee: Fee paid to PetScreening for pet profile management (<i>Fee waived for assistance animals</i>). | \$30 | Per pet / year | Optional |
| Storage Rent: Fee for an on-site storage unit. | \$75 | 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. | \$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 the rent | Per occurrence | Situational |
| Improper Notice Fee: Charge for not providing proper advance notice before move-out. | Varies | Per occurrence | Situational |
| Transfer Unit Fee: Charge for transferring to another home within the same community. | 1x rent | Per occurrence | Situational |

Itemized Fee Details



| | | | |
|---|--------------------------|------------------------|-------------|
| Late Fee: Penalty for rent or fee payments made after the due date. | 10% of rent | Per occurrence | Situational |
| Lease Non-Compliance Fee: Fee for non-compliance with lease terms or community policies. | Varies | Per occurrence | Situational |
| Legal / Eviction Fee: Costs associated with an eviction proceeding. | Varies | Per occurrence | Situational |
| Non-Sufficient Funds (NSF): Charge for returned payments due to non-sufficient funds. | \$45 | Per occurrence | Situational |
| Parking Lost Permit Fee: Fee for parking permit replacement. | \$150 | Per occurrence | Optional |
| 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. | \$50 | Per occurrence / month | Situational |
| Security Deposit Additional (Refundable): Extra refundable deposit for added risk, damages, or lease conditions. | 1 month of rent | Per unit / one-time | Situational |
| Smoking Violation Fee: For non-compliance with community smoking policy. | Up to \$500 | 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 / \$35 admin | Per occurrence | Situational |

Date of Issuance: 1/16/26