

# HOME STARTS HERE

## FEE GUIDE FOR ST CLAIRE

Welcome! We're excited to have you here! To make things simple and clear, we've put together a list of potential fees you might encounter as a current or future resident. This way, you can easily see what your initial and monthly costs might be. To help budget your monthly fixed costs, add your base rent to the Essentials and any Personalized Add-Ons you will be selecting. Our goal is to help you plan your budget with ease, enhancing your rental home experience.

### MOVE-IN BASICS

|                               |                       |                    |          |
|-------------------------------|-----------------------|--------------------|----------|
| Application Fee               | \$52.00               | per applicant/once | required |
| Holding Deposit (Refundable)  | \$300.00              | per unit/once      | required |
| Security Deposit (Refundable) | \$1,000.00-\$1,000.00 | per unit/once      | required |

### ESSENTIALS

|   |               |                       |          |
|---|---------------|-----------------------|----------|
| Pest Control Services                     | varies        | per unit/month        | required |
| Renters Liability Insurance - Third Party | varies        | per leaseholder/month | required |
| Trash Services - CA                       | usage-based   | per unit/month        | required |
| Utility - Billing Administrative Fee      | \$5.80-\$6.10 | per unit/month        | required |
| Utility - Electric - Third Party          | usage-based   | per unit/month        | required |
| Utility - Final Bill Fee                  | \$10.00       | per unit/once         | required |
| Utility - Natural Gas - Third Party       | usage-based   | per unit/month        | required |
| Utility - Sewer                           | usage-based   | per unit/month        | required |
| Utility - Water                           | usage-based   | per unit/month        | required |

### PERSONALIZED ADD-ONS

|                                    |                 |                         |          |
|------------------------------------|-----------------|-------------------------|----------|
| Parking - Reserved                 | \$47.00         | per rentable item/month | optional |
| Pet Deposit (Refundable)           | \$500.00        | per pet/once            | optional |
| Pet Management - Third Party       | \$25.00-\$35.00 | per pet/once            | optional |
| Pet Rent                           | \$50.00         | per pet/month           | optional |
| Positive Credit Reporting Services | \$3.70          | per leaseholder/month   | optional |

### SITUATIONAL FEES

|  |                 |                 |          |
|--|-----------------|-----------------|----------|
| Access Device - Replacement                | \$50.00         | per occurrence  |          |
| Common Area/Clubhouse Deposit (Refundable) | \$100.00        | per occurrence  |          |
| Common Area/Clubhouse Rental               | \$150.00        | per occurrence  |          |
| Damage Waiver Program                      | \$15.00         | per unit/month  | required |
| Early Lease Termination/Cancellation       | 100.00%         | per occurrence  |          |
| Late Fee                                   | \$50.00         | per occurrence  |          |
| Parking - Guest                            | \$4.00          | per vehicle/day |          |
| Payment Services - Alternative             | \$15.00         | per occurrence  |          |
| Returned Payment Fee (NSF)                 | \$25.00-\$35.00 | per occurrence  |          |
| Security Deposit - Additional (Refundable) | 100.00%         | per unit/once   |          |
| Utility - Vacant Cost Recovery             | usage-based     | per occurrence  |          |

**If you have any questions or just want to chat about your fees, our friendly Leasing Agents are here to help!**  
**Feel free to stop by, give us a call, or send a message—we're excited to assist you!**

Standard Security Deposit subject to change based on screening results; total security deposit(s) will not exceed any legal maximum. Resident may be responsible for maintaining insurance pursuant to the Lease. Some fees may not apply to apartment homes subject to an affordable program. Resident is responsible for damages that exceed ordinary wear and tear. Some items may be taxed under applicable law. This form does not modify the lease. Additional fees may apply in specific situations as detailed in the application and/or lease agreement, which can be requested prior to the application process. All fees are subject to the terms of the application and/or lease. Residents may be responsible for activating and maintaining utility services, including but not limited to electricity, water, gas, and internet, as specified in the lease agreement.

**Date of Issuance:**  
03/28/2025

