

HOME STARTS HERE

RIVER OAK AT FERNWOOD FOREST

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.



MOVE IN BASICS

Administrative Fee	\$300.00	Per Unit/once	Required
Application Fee	\$100.00	Per Applicant/once	Required
Security Deposit (Refundable)	\$1000.00	Per Unit/Once	Required
PetScreening.com	\$0-\$25	Per pet/Annually	Required
<i>(No pet households and households with a service or support animal pay \$0, pet households pay a \$25 annual fee)</i>			



ESSENTIALS

Convenience Fee	\$175	Monthly	Required
<i>(includes: pest control, trash removal, landscaping, landscape irrigation, property damage liability waiver, internet, alarm, and other smart home features)</i>			

Utility - Electric	usage - based	Monthly	Required
Utility - Water & Sewer	usage- based	Monthly	Required

(Electric and water & sewer are billed by metered usage and passed through in monthly billing. Ownership pays these amounts on your behalf, and passes through usage only)

Billing administration	9% of water bills	Monthly	Required
Parking Permit	\$25	Per vehicle/Annually	Required
Alarm permit	\$20	Annually	Required



PERSONALIZED ADD ONS

Pet Fee	\$500	Per Pet/Once	Optional
Pet Rent	\$25	Per Pet/Monthly	Optional



SITUATIONAL FEES

Garage remote	\$150	Per remote	
<i>(1 remote provided at no additional cost, \$150 each additional remote)</i>			
Early Lease Termination	200% of rent	Per occurrence	
Late Fee	\$200	Per occurrence	
NSF	\$75	Per occurrence	
Intra Community Transfer	\$300-\$2000	Per occurrence	
Community lease violations	\$25-\$300	Per occurrence	

