

HOME STARTS HERE | Fee Guide for Aster



MOVE-IN BASICS

Application Fee (Per applicant)	\$56.00	Per applicant/once per screening	Required
Holding Deposit (Refundable / Applied to Deposit)	\$500.00	Per occurrence	Required
Security Deposit (Refundable)	\$500.00 – \$1,000.00 on approved credit	Per unit/once	Required
Pet Screening	\$50.00	Per pet/once	Required – if pet present



ESSENTIALS

Utility – Billing Administration Fee	\$6.00 or less	Per unit/month	Required
Utility – Gas / Hot Water Energy*	Usage based	Per unit/month	Required
Utility – Gas / Steam for Hot Water Energy*	Usage based	Per unit/month	Required
Utility – Water*	Usage based	Per unit/month	Required
Utility – Sewer*	Usage based	Per unit/month	Required
Utility – Stormwater / Drainage	Usage based	Per unit/month	Required
Utility – Trash Services	Usage based	Per unit/month	Required
Renters Liability Insurance – Resident's Provider (Min. property liability coverage req. of \$300,000)	Resident determined	Varies	Required
Renters Liability Insurance – Property Program (Min. property liability coverage req. of \$300,000)	\$13.00	Per unit/month	Optional

(*) Third Party Utility Providers May Charge a Set Up Fee



PERSONALIZED ADD-ONS

Access Device – Garage Remote / Add or Replace	\$100.00	Per occurrence	Optional
Access Device – Fob / Add or Replace	\$100.00	Per occurrence	Optional
Access Device – Key / Add or Replace	\$5.00 – \$25.00	Per occurrence	Optional
Access / Lock Change Charge	\$75.00	Per occurrence	Optional
Amenity / Clubhouse Rental – Charge	\$150.00 – \$300.00	Per occurrence	Optional
Amenity / Clubhouse Rental – Deposit	\$300.00	Per occurrence	Optional
Parking – EV	\$250.00	Per space/month	Optional
Parking – Reserved	\$125.00 – \$250.00	Per space/month	Optional
Parking – Reserved Tandem	\$250.00	Per space/month	Optional
Storage Space Rental	\$175.00	Per space/month	Optional
Pet Deposit (Refundable)	\$500.00	Per pet/once	Required – if pet present
Pet Rent	\$50.00	Per pet/month	Required – if pet present
Credit Reporting Fee	\$4.99	Per unit/month	Optional



SITUATIONAL FEES

Property or Unit Damage	Varies on damage present	Per occurrence	Situational
Late Rent Fee	\$75.00	Per occurrence	Situational
Lease Hold Cancellation Charge	\$500.00	Per unit/once	Situational
Non Sufficient Payment Fee	\$25.00	Per occurrence	Situational
Renters Insurance Violation	\$13.00	Per unit/month	Situational
Security Deposit – Additional (Refundable)	Up to one (1) months rent	Per unit/month	Situational
Utility – Vacant Cost Recovery	Usage based	Per unit/month	Situational
Early Lease Termination Buy-Out	Up to two (2) months rent	Per unit/once	Situational
Early Lease Termination Rent Responsible	Varies based on relet period and leased rate	Per unit/once	Situational

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 appliance 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. Prices and information above are subject to change. **Date of Issuance: 10/27/2025**