

VILLA FONTANA FEE GUIDE

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. Our goal is to help you plan your budget with ease, enhancing your rental home experience. If you have any questions, 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!

Fee Label	Amount	Applied	Frequency / Due At	
MOVE-IN BASICS				
Application Fee	\$35.00	Per Applicant	One-Time/At Application	Required
Amount to process application, initiate screening, and take a rental home off the market.				
Security Deposit (Refundable)	\$1,500.00	Per Unit	One-Time/At Move-in	Required
Amount intended to be held through residency that may be applied toward amounts owed at move-out. Refunds processed per application and lease terms.				
ESSENTIALS				
Utility - Electric - Third Party ^{<^>}	Usage-Based	Per Unit	Monthly	Required
Amount for provision and consumption of electric paid to a third party.				
Utility - Natural Gas - Third Party ^{<^>}	Usage-Based	Per Unit	Monthly	Required
Amount for provision and consumption of natural gas paid to a third party.				
PERSONALIZED ADD-ONS				
Pet Deposit (Refundable)	\$300.00	Per Pet	One-Time/At Move-in	Optional
Amount for pet living in rental home. May be assessed per pet or per rental home, based on lease requirements. Refunds processed per lease terms.				
Positive Credit Reporting Services ^{<^>}	\$3.70	Per Leaseholder	Monthly	Optional
Amount to send positive payment history to credit reporting agency(ies); per person.				
SITUATIONAL				
Access Device - Replacement ⁷	\$5.00 - \$35.00	Per Occurrence	Per Occurrence	Situational
Amount to obtain a replacement access device for community; fobs, keys, remotes, access passes.				
Early Lease Termination/Cancellation	200.00%	Per Occurrence	Per Occurrence	Situational
Amount to terminate lease earlier than lease end date; excludes rent and other charges.				
Late Fee	\$50.00	Per Occurrence	Per Occurrence	Situational
Amount for paying after rent due date; per terms of lease.				
Laundry ^{<^>4}	\$1.75 - \$10.00	Per Occurrence	Per Occurrence	Situational
Amount for laundry services.				
Returned Payment Fee (NSF)	\$25.00	Per Occurrence	Per Occurrence	Situational
Amount for returned payment.				
Security Deposit - Additional (Refundable)	100.00%	Per Unit	One-Time/At Move-in	Situational
Additional amount, based on screening results, intended to be held through residency that may be applied toward amounts owed at move-out. Refunds processed per application and lease terms.				

All fees paid to property unless indicated by <> symbol. Unless a fee is explicitly identified as refundable, all fees are non-refundable. 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.

4 Price varies based on appliance type.

7 Price varies based on device type.

Date of Issuance: 01/21/2026

