

UNDERSTANDING COMMUNITY COSTS

To make the rental journey at **ORCHARD CITY LOFTS APARTMENTS** as clear and straightforward as possible, we've outlined the various charges you may experience as an applicant or a resident. This guide is designed to give you a simple view of both your one-time and ongoing monthly costs.

To get a full picture of your anticipated monthly expenses, start with your base rent and add any selected **Services** or **Lease Options** listed below. **Situational Costs** apply only when specific events or transactions occur.

All prices and fees are subject to change without notice. Actual costs may vary based on individual needs, selected services, and community policies.

APPLICATION COSTS

Application Charge	\$49.00	Per Applicant/One-Time	Required
Security Deposit (Refundable)	\$800.00- \$1,200.00	Per Unit Type/One-Time	Required
Conditional Deposit (Refundable)	Varies	Per Unit Type/One-Time	Conditional

SERVICES

Internet Service – Third Party	Usage-based	Per Apartment/Monthly	Optional
Renters Liability Insurance – Third Party	Varies	Per Leaseholder/Monthly	Required
Trash Disposal Service – Third Party	Usage-based	Per Apartment/Monthly	Required
Utility Billing Service Fee	\$4.25	Per Apartment/Monthly	Required
Utility Electric – Third Party	Usage-based	Per Apartment/Monthly	Required
Utility Water – Third Party	Occupancy-based	Per Apartment/Monthly	Required
Utility- Gas- Third Party	Occupancy-based	Per Apartment/Monthly	Required
Utility – Sewer Utility Water – Third Party	Occupancy-based	Per Apartment/Monthly	Required
Utility – Trash – Third Party	Usage-based	Per Apartment/Monthly	Required

LEASE OPTIONS

Pet Rent	\$25.00- \$50.00	Per Pet/Monthly
Pet Deposit (Refundable)	\$250.00-\$5000	Per Pet/One-Time

SITUATIONAL COSTS

Access Device – Remote Replacement	\$50.00	Per Occurrence
Access – Rekeying Charge	\$100.00	Per Occurrence
Mail Key Replacement	\$10.00	Per Occurrence
Month to Month Charge	Varies	Per Monthly Occurrence
Lease Violation	Varies	Per Occurrence
Non-Sufficient Funds (NSF)	\$25.00	Per Occurrence
Rent Late Fee	\$75.00	Per Occurrence
Renters Liability Insurance – Gap Insurance	\$8.00	Per Monthly Occurrence
Renters Insurance – Asset Protect	\$10.95	Per Monthly Occurrence
Payment Processing – Check, ACH, Money Orders	Complimentary	Per Transaction
Payment Processing – Visa	3.1%	3.1% of Monthly Lease Charges
Payment Processing – Non-Visa	3.1%	3.1% of Total Amount Per Transaction (\$5.00 minimum)
Payment Processing – International Credit Card	4.10%	4.10% Per Transaction (\$5.00 minimum)

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