

UNDERSTANDING COMMUNITY COSTS

To make the rental journey at **PEBBLE CREEK COMMUNITIES** 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)	\$600.00- \$800.00	Per Unit Type/One-Time	Required
Conditional Deposit (Refundable)	Varies	Per Unit Type/One-Time	Conditional

SERVICES

Internet Service – Xfinity Wi-Fi	\$70.75	Per Apartment/Monthly	Optional
Renters Liability Insurance – Third Party	Varies	Per Leaseholder/Monthly	Required
Utility Billing Service Fee	\$3.95	PBC1 & 3 Only /Monthly	Required
Utility Electric –PG&E	Usage-based	Per Apartment/Monthly	Required
Utility Water – ACWD	Usage-based	PBC1 Monthly PBC2 & 3 every 2 months	Required
Utility- Gas- PG&E	Usage-based	Per Apartment/Monthly	Required
Utility – Sewer Utility Water – ACWD	Usage-based	Per Apartment	Required
Utility – Trash – Republic Services	Usage-based	PBC1 & PBC3 Monthly PBC2 every 3 months	Required

LEASE OPTIONS

Pet Rent	\$50.00	Per Pet/Max. 2 Pets /Monthly
Pet Deposit (Refundable)	\$500.00-\$1,000	Per Pet/One-Time Max. 2

SITUATIONAL COSTS

Access Device – Remote Replacement	\$50.00	Per Occurrence
Access – Rekeying Charge	\$25.00	Per Occurrence
Clubroom Rental	\$150.00	Per Occurrence
Mail Key Replacement	\$15.00	Per Occurrence
Month to Month Charge	Varies	Per Monthly Occurrence
Lease Violation	Varies	Per Occurrence
Non-Sufficient Funds (NSF)	\$25.00	Per Occurrence
Parking Permit Replacement	\$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	Varies	Monthly Lease Charges
Payment Processing – Non-Visa	Varies	% 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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