

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	\$56.00	Per Applicant	One-Time/At Application	Required
Amount to process application, initiate screening, and take a rental home off the market.				
Holding Deposit (Refundable)	\$500.00	Per Unit	One-Time/At Application	Required
Amount to hold rental home off the market at time of application. Amount applied to security deposit and/or amounts owed upon application approval. Refundable per terms of application.				
Security Deposit (Refundable) ⁹	\$1200.00 - \$1800.00	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				
Pest Control Services	\$4.00	Per Unit	Monthly	Required
Amount for pest control services.				
Porter Service Rebill ⁵⁶	Usage-Based	Per Unit	Monthly	Required
Amount associated with billing back third-party porter services.				
Renters Liability Insurance - Third Party ^{< 25}	Varies	Per Leaseholder	Monthly	Required
Amount for renters liability insurance obtained through resident's provider of choice.				
Trash Services - CA ⁵⁶	Usage-Based	Per Unit	Monthly	Required
Trash services provided only in California.				
Utility - Billing Administrative Fee	\$6.50	Per Unit	Monthly	Required
Amount to manage utility services billing.				
Utility - Electric - Third Party ^{<}	Usage-Based	Per Unit	Monthly	Required
Amount for provision and consumption of electric paid to a third party.				
Utility - Final Bill Fee	\$20.00	Per Unit	One-Time/At Move-out	Required
Amount billed to calculate final utility statement.				
Utility - Natural Gas - Third Party	Usage-Based	Per Unit	Monthly	Required
Amount for provision and consumption of natural gas paid to a third party.				
Utility - Sewer ⁵⁰	Usage-Based	Per Unit	Monthly	Required
Amount for provision of sewer services.				
Utility - Water ⁵⁰	Usage-Based	Per Unit	Monthly	Required
Amount for provision and consumption of water				
PERSONALIZED ADD-ONS				
Internet Services	\$65.00	Per Unit	Monthly	Optional
Amount for internet services provided by community.				
Pet Deposit (Refundable)	\$400.00	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.				
Pet Management - Third Party ^{< 22}	\$25.00 - \$40.00	Per Pet	Per Year/At Move-in	Optional
Amount for authorized pet registration and screening services.				

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.

7 Price varies based on device type.

9 Price varies based on floor plan type/size.

21 Price varies based on number of occurrences.

22 Price varies based on number of pets.

25 Price varies based on selections with third party provider.

50 Utility apportionment is allocation: ratio occupancy formula.

56 Utility apportionment is allocation: divided eq per unit.

Fee Label	Amount	Applied	Frequency / Due At	
PERSONALIZED ADD-ONS				
Pet Rent	\$45.00	Per Pet	Monthly	Optional
Monthly amount for authorized pet.				
Positive Credit Reporting Services ²⁰	\$3.70	Per Leaseholder	Monthly	Optional
Amount to send positive payment history to credit reporting agency(ies); per person.				
SITUATIONAL				
Access Device - Replacement ⁷	\$15.00 - \$75.00	Per Device	Per Occurrence	Situational
Amount to obtain a replacement access device for community; fobs, keys, remotes, access passes.				
Damage Waiver Program	\$15.00	Per Unit	Monthly	Required
Amount to participate in waiver program in lieu of obtaining liability insurance.				
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.				
Payment Services - Alternative ²²	\$15.00	Per Occurrence	Per Occurrence	Situational
Amount for using a third party rent payment installment program (i.e. Flex, Jetty Rent).				
Returned Payment Fee (NSF) ²¹	\$25.00 - \$35.00	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.				
Utility - Vacant Cost Recovery	Usage-Based	Per Occurrence	Per Occurrence	Situational
Amount for utility usage not transferred to resident responsibility any time during occupancy.				
Utility - Vacant Processing Fee	\$50.00	Per Occurrence	Per Occurrence	Situational
Amount for failing to transfer utilities into resident name.				