GRAYHAWK
APARTMENTS AT RIVER'S EDGE

YOUR GUIDE TO FEES

ONE-TIME FEES

Application Fee *Per applicant · All occupants 18+ must apply*	$50.00	Administration Fee *Non-refundable · Per unit*	$300.00
Security Deposit *Refundable · Subject to conditions (OAC)*	$500-$1000	Monthly Utility Billing Fee *Per month · Per unit*	$6.50
Utility Billing - New Account Fee *One-time account setup fee*	$25.00	Utility Billing - Final Account Fee *One-time final utility bill fee*	$25.00
Pet Fee (Non-Refundable) *Per pet · See pet policy for breed/weight restrictions*	$350.00	Other Deposit (Refundable) *Per household · Subject to conditions*	$500.00

RECURRING MONTHLY FEES

Utilities *Water, sewer, trash billed monthly based on usage, sq. ft. & occupants*	varies	Pet Rent *Per pet per month*	$50.00
Valet Trash *Door-to-door service*	$25.00	Pest Control *Monthly preventative service*	$3.00
Surface Lot Parking *Per vehicle per month*	N/A	Reserved/Carport Parking *Per vehicle per month*	$25-$35
Garage Parking *Attached or detached · Per vehicle per month*	$125.00	Storage Unit *If applicable · Per unit per month*	N/A
Building Protection Program *Resident-caused damage protection program*	$20.00	HOA Fees *Covers required Homeowners Association assessments*	N/A
Technology Package *Access to community tech services (e.g., fiber internet)*	$85.00		

FOURSITE
PROPERTY MANAGEMENT

Fees are subject to change and may vary by unit or lease terms. Pricing valid as of date written or printed.

QUESTIONS?
(435) 922-2935
WWW.LIVE-GRAYHAWK.COM

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SITUATIONAL & CONDITIONAL FEES

Late Fee *Charged on the 3rd at 5PM*	10%	NSF / Returned Payment Fee *Per returned transaction*	$20.00
Lease Buy-Out Fee *Per lease terms*	varies	Transfer Fee *Unit-to-unit transfer within property*	$500.00
Lockout Fee *Per occurrence per lease terms*	$50.00	Key / Fob / Remote Replacement *Door key, mail key, or fob*	$5-$75
Pet Screening Fee - Annual *Per pet profile · Required for all pets* *No charge for assistance animals*	$30.00	Amenity Rental *If applicable · Deposit may be required*	$5-$20
Online Payment Convenience Fee *Credit/debit card processing (ACH is free)*	3.1%	Move-Out Cleaning / Damage Fees *Damage beyond normal wear & tear ·* *Itemized at move-out*	varies
Lease Modification Fee *For changes made to the lease during the lease term*	$500.00	Lease Violation Fee *Outlined in lease*	$25-$500
Real Estate Tax	$10.00	Eviction Turnover Fee	$50.00

RENTER'S INSURANCE

Residents are highly recommended to maintain renter's insurance with a minimum of $100,000 in liability coverage. Provide proof prior to move-in. If not provided, residents will be auto-enrolled in the Resident Indemnity Program at [$ / mo].

ELECTRIC & GAS

Residents must establish an account with local electric and/or gas providers prior to move-in. Account number is required at lease signing.

BACKGROUND & CREDIT SCREENING

All applicants are subject to background and credit screening. Applications may be approved, conditionally approved, or denied based on results. Application fees are non-refundable.

FAIR HOUSING NOTICE

All fees are applied uniformly regardless of race, color, national origin, religion, sex, familial status, or disability. Service and emotional support animals are exempt from pet fees per Fair Housing Act requirements.

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