



FEE GUIDE

MOVE-IN FEES

Administrative Fees	\$300	Per Unit/Once	Required
Security Deposit (Refundable)	\$250, \$750, \$1750, or Full Month	Per Unit/Once	Required
Deposit Waiver Approval Fee	\$300	Per Unit/Once	Not Required
Application Fee	\$75	Per Applicant/Once	Required
Renters Liability/Content Insurance	\$13.50	Per Unit/Monthly	Not Required
Move-In Cleaning Fee	\$150	Per Unit/Once at Move-In	Required

UTILITY FEES

Water	Based on Usage	Per Unit/Monthly	Required
Common Area Gas	Based on Usage/\$23 Max	Per Unit/Monthly	Required
Valet Trash	\$30	Per Unit/Monthly	Required
Sewer	Based on Usage/\$77 Max	Per Unit/Monthly	Required
Trash	Based on Usage/\$87 Max	Per Unit/Monthly	Required

PET FEES

Monthly Pet Rent	\$50	Per Pet/Monthly	Not Required
One-Time Pet Fee(s)	\$500	Per Unit/Once	Not Required

MONTHLY FEES

Smart Home Fee	\$50	Per Lease Holder/Monthly	Required
Membership Fee	\$25	Per Lease Holder/Monthly	Required
Deposit Waiver Fee	\$40	Per Unit/Monthly	Not Required

SITUATIONAL FEES

Unauthorized Pet Violation Fee	\$300	Upon Violation	
Pet Waste Violation Fee	\$500	Upon Violation	
Legal Notice Fee	\$27	If Late Pay After 5 th	
Eviction Filing Fee	\$238.50	If Filed Eviction on	
Lease Term Fee	One Month's Rent	At Notice	If Breaking Lease
Concession Chargeback	Concessions Given	At Notice	If Breaking Lease
NSF Fee	\$100	If Check Returned	Required
Transfer Fee	\$500	At Notice	
Smoking Violation	\$250	Upon Violation	
Trash Violation Fee	\$50-\$100	Upon Violation	
Key Fob, U-Pass, Parking Pass, or Pool Pass Replacements	\$75	Upon Replacement	
Mail and House Key Replacements	\$5	Upon Replacement	
Lock Change	\$300	Upon Service Request	