FEE SCHEDULE

INITIAL COSTS

These fees are typically due at the time of move-in or as part of the initial leasing process

Application Fee	$75.00 per adult	non-refundable
Security Deposit	$250.00 up to one months rent	refundable
Admin Fee	$75.00 per unit	non-refundable
First Months Rent	Due At Move-In, Unless Specified Otherwise	

MONTHLY FIXED AND VARIABLE COSTS

These are recurring fees that will be part of your regular payments each month. Some may be paid with rent while others could be paid directly to the utility provider or outside third party

Base Rent	Your rent amount
Water	Based on formula; ratio billing and usage
Sewer	Based on formula; ratio billing and usage
Gas	Based on usage; directly to your service provider
Electric	Based on usage; directly to your service provider
CAM Fee	$160.00 per month – Community Amenities, Spectrum Bundle, Valet Trash, Pest Control, Liability Insurance

ADDITIONAL ADD-ONS

These are optional fees you may choose to add to your lease

Covered Parking	$35.00 per month
Detached Garage	$100.00 per month
Storage Units	$15 per month
Pet Fee	$400.00 per pet, one-time
Pet Rent	$30.00 per pet, per month

ONLINE PAYMENT OPTIONS

ACH	
Credit & Debit Card	3% convenience fee

SITUATIONAL FEES

Late Fee	10% base rent	per occurrence
Month to Month Fees	$500.00	per month plus market rate
Transfer Fee	$500.00	per occurrence
Lease Cancellation Fee	One months rent	per occurrence
Returned Payment Fee (NSF)	$50.00	per occurrence
Attorney Fees	Varies	per occurrence
Cleaning and Damage Fees	Varies	per occurrence

Got questions or want to chat about fees? Our friendly Leasing Agents are ready to assist.
Drop in, call us, or reach out anytime—we're excited to hear from you!

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