

## SCHEDULE OF FEES

### BEFORE MOVE-IN

Description	Amount	Frequency	Optional/Required
Application Fee	\$50.00	Per Applicant, One-time	Required
Holding Deposit*	\$200.00	Per Unit, One-time	Required
Security Deposit*	\$750.00	Per Unit, One-time	Required

\*Refundable

### RECURRING MONTHLY UTILITIES

Description	Amount	Frequency	Optional/Required
Pest Control Services	\$1.45	Per Unit, Per Month	Required
Trash Removal Services	Usage-Based	Per Unit, Per Month	Required
Water Services	Usage-Based	Per Unit, Per Month	Required
Sewer Services	Usage-Based	Per Unit, Per Month	Required
Utility Administrative Fee	\$4.25	Per Unit, Per Month	Required
Utility Setup Fee	\$10.00	Per Unit, One-time	Required
Common Area Electric Services	Usage-Based	Per Unit, Per Month	Required
Third Party Electric Services	Usage-Based	Per Provider (SMUD)	Required
Third Party Gas Services	Usage-Based	Per Provider (PG&E)	Required
Third Party Renter's Liability Insurance	Varies on Coverage	Per Unit, Per Month	Required

### OPTIONAL ADD-ONS

Description	Amount	Frequency	Optional/Required
Garage Parking	\$200-\$250	Per Garage, Per Month	Optional
Pet Rent	\$50.00	Per Pet, Per Month	Required to add pet(s)
Positive Credit Reporting Services	Varies	Per Leaseholder, Per Month	Optional
Renter's Liability/Content Insurance*	Varies on Coverage	Per Unit, Per Month	Required if no third-party coverage
EV Charging Rates	\$0.26-\$0.31	Per Kilowatt, Per Vehicle	Optional

\*Offered through the community's program (ePremium)

### CIRCUMSTANCIAL OCCURRENCES

Description	Amount	Frequency	Additional Details
Access Control Device – Replacement	\$50.00	Per Occurrence	1 provided for unit, no charge
Lock Change Fee	\$150.00	Per Occurrence	After-hours requires locksmith
Clubhouse Rental Reservation	\$75.00	Per Hour, Per Reservation	4 hour maximum
Clubhouse Rental Deposit	\$200.00	Per Reservation	Refundable
Early Lease Buy-out Fee	150% of one month's rent	Per Occurrence	Proper notice required per lease
Late Fee	\$50.00	Per Occurrence	
(NSF) Returned Check Fee	\$25.00	Per Occurrence	After 2, certified funds only
Conditional Screening Deposit	\$750.00	Per Unit, One-time	In addition to security deposit
Utility Recovery Expense	Usage + \$50.00	Per Occurrence	Resident responsible per lease
Renter's Insurance Non-Compliance	\$25.00	Per Occurrence	For non-compliance of coverage
Additional Unit Key Copy	\$10.00	Per Occurrence	1 provided per occupant, no charge
Additional Mail Key Copy	\$10.00	Per Occurrence	1 provided per unit, no charge
Additional HVAC Filter Change	\$10.00	Per Occurrence	2 provided annually, no charge
Additional Refrigerator Filter Change	\$35.00	Per Occurrence	1 provided at move-in, no charge

**Should you have any additional questions regarding our Schedule of Fees, reach out to the Leasing Office.  
Our Professional Leasing Team is ready to assist and make your move as smooth as possible!**

*Security Deposit is subject to change based on screening results; total deposit(s) will not exceed any legal maximum, in accordance with local, state and federal laws. Resident(s) are required to maintain Renter's Insurance Protection in accordance with the lease agreement. Resident(s) are responsible for all damages that exceed normal wear and tear as defined in the lease agreement. Item(s) may be taxed if applicable under law. This form in no way modifies the lease agreement. All fees are subject to the terms of the application and/or lease agreement. As specified in the lease agreement, resident(s) may be responsible for activating and maintaining any and all utility services, including but not limited to electricity, gas, water, sewer, trash, internet and cable.*