

To make things simple and clear, we've put together a list of potential fees you might encounter as a current or future resident. This way, you can easily see what your initial and monthly costs might be in addition to base rent.

Move in Basics:

Application Fee	\$30	Per Applicant	Required
Hold Deposit	\$250	Per Unit	Required
PetScreening Fee	\$30	Per Pet	Required

Essentials:

Renter's Liability Insurance	Personal Carrier or Risk Release	Monthly	Required
Utility Billing Admin Fee	\$5.00	Monthly	Required
Utility Electric- Third Party	Billbacks based on usage, unit size, and number of occupants	Monthly	Required
Utility- Gas	Billbacks based on usage, unit size, and number of occupants	Monthly	Required
Utility- Sewer	Billbacks based on usage, unit size, and number of occupants	Monthly	Required
Utility- Water	Billbacks based on usage, unit size, and number of occupants	Monthly	Required
Utility- New Account Fee	\$9.95	One-Time	Required
Utility- Final Bill Fee	Billbacks based on usage, unit size, and number of occupants	One-Time	Required
iApt- Smart Home Technology	\$40	Monthly	Required
Valet Trash	\$30	Monthly	Required

Personalized Add-Ons:

Pet Deposit (Refundable)	\$300	One-Time	Required if pet is non-ESA
Pet Rent	\$35	Monthly	Required if pet is non-ESA
Parking- Detached Garage	\$175	Monthly	Optional

Situational Fees:

Access Device-Replacement	\$50	One-Time	Required
On-Site Transfer	\$400	One-Time	Required
Late Fee	5%	One-Time	Required
Lease Buy Out Fee	1 Month Rent and Pay-back of Move in Concessions	One-Time	Required
Legal/Eviction Fees	\$475	One-Time	Required
Rent Plus- Positive Rent Reporting	\$10-15	Monthly	Optional
Lease Lock- \$0 Security Deposit Option	\$41	Monthly	Required or 1 months rent for Security Deposit
Renter's Insurance Non-Compliance Fee	\$16	Monthly	Required
Utility- Vacant Cost Recovery	\$50	One-Time	Required
Utility- Vacant Processing Fee	\$0	One-Time	Required

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 are responsible for activating and maintaining utility services, including but not limited to electricity, water, gas, and internet, as specified in the lease agreement.