

Community Fee Guide

Welcome! We're glad you're here. To promote clarity and transparency, this Community Fee Guide outlines fees that may apply to current or prospective residents. The information below is intended to help you understand potential one-time and recurring costs associated with your rental home. To estimate your total monthly payment, combine your base rent with applicable Essentials and any optional Personalized Add-Ons you choose. Not all fees apply to all residents. If you have questions or would like additional information, our Leasing Team is happy to assist. Please stop by, call, or send us a message — we look forward to helping you.

<u>FEE GUIDE</u>	<u>AMOUNT</u>	<u>OCCURRENCE</u>	<u>FREQUENCY / DUE AT</u>	<u>REQUIRED / OPTIONAL</u>
MOVE-IN BASICS				
Application Fee (Non-Refundable) <i>One-time amount due to process a rental application, including screening and administrative review.</i>	\$55.00	Per Application	One-Time / At Application	Required
Security Deposit (Refundable) ⁽¹⁾ <i>One-time refundable amount held during residency and applied toward amounts owed at move-out (if applicable). Any remaining balance refunded per lease terms.</i>	\$650.00-995.00	Per Unit	One-Time / At Move-In	Required
Administrative Fee (Non-Refundable) <i>One-time, non-refundable amount due to cover leasing and move-in administrative services.</i>	\$195.00	Per Unit	One-Time / At Move-In	Required
ESSENTIALS				
HOA Fees/Assessments <i>Monthly amount due for common-area services and assessments applicable to the rental home.</i>	\$25.00	Per Unit	Monthly	Required
Renters Liability Insurance ^{(2)*} <i>Monthly cost for renters' liability insurance as required by the lease. Coverage obtained through resident's provider of choice.</i>	Varies	Per Leaseholder	Monthly	Required
Utility - Billing Administrative Fee <i>Monthly administrative amount due for coordination and billing of sub-metered utility services.</i>	\$5.00	Per Unit	Monthly	Required
Utility - Electric ^{(3)*} <i>Monthly amount for provision and/or consumption of electrical services from United Power.</i>	Usage-Based	Per Unit	Monthly	Required
Utility - Trash Services <i>Monthly amount for trash and recycling services provided to the community.</i>	\$35.00	Per Unit	Monthly	Required
Utility - Water/Sewer ^{(4)*} <i>Monthly amount for provision and/or consumption of water/sewer services City and County of Broomfield.</i>	Usage-Based	Per Unit	Monthly	Required
PERSONALIZED ADD-ONS				
Utility - Internet Services ^{(5)*} <i>Optional monthly amount for internet services made available to the rental home. Availability and pricing may vary.</i>	Varies	Per Unit	Monthly	Optional
Parking - Reserved Carport <i>Optional monthly amount for a reserved carport parking space, subject to availability.</i>	\$75.00	Per Rentable Item	Monthly	Optional
Pet Deposit (Refundable) <i>Refundable deposit for an authorized pet residing in the rental home, held and applied per lease terms.</i>	\$300.00	Per Unit	One-Time / Occasional	Optional
Pet Rent <i>Monthly amount due per authorized pet.</i>	\$35.00	Per Pet	Monthly	Optional
SITUATIONAL				
Access Device - Replacement ⁽⁶⁾ <i>Amount due for replacement of lost, damaged, or unreturned access devices, including keys, fobs, remotes, or passes.</i>	Varies	Per Occurrence	Per Occurrence	Situational
Access / Lock Change Fee <i>Amount due to rekey, reprogram, or otherwise modify access to the rental home at resident request or as permitted by the lease.</i>	\$75.00	Per Occurrence	Per Occurrence	Situational
Early Move-Out / Lease Termination <i>Amount due to terminate a lease prior to the end of the lease term, as calculated and permitted under the lease.</i>	250% of Monthly Payment	Per Occurrence	Per Occurrence	Situational

Electric Vacant Recovery Penalty Fee <i>Amount due when required utility services are not maintained in the resident's name, resulting in administrative processing and bill-back.</i>	\$75.00	Per Occurrence	Per Occurrence	Situational
Intra-Community Transfer Fee <i>Amount due when transferring to a different rental home within the same community..</i>	\$195.00	Per Occurrence	Per Occurrence	Situational
Late Fee <i>Amount due for payment received after the rent due date and applicable grace period, as permitted under the lease.</i>	5% of Monthly Payment	Per Occurrence	Per Occurrence	Situational
Lease Violation ⁽⁷⁾ <i>Amount due for violations of lease or community policies, as assessed in accordance with the lease.</i>	Varies	Per Occurrence	Per Occurrence	Situational
Legal / Eviction Fees ⁽⁸⁾ <i>Amount due for legal or court-related costs incurred as permitted under the lease and applicable law.</i>	Varies	Per Occurrence	Per Occurrence	Situational
Month-to-Month Premium <i>Monthly amount due for occupancy on a month-to-month basis when permitted under the lease.</i>	150% of Monthly Payment	Per Unit	Monthly	Situational
Non-Sufficient Funds (NSF) <i>Amount due for payments returned or rejected by the resident's financial institution.</i>	\$50.00	Per Occurrence	Per Occurrence	Situational
Payment Services - Third Party ⁽⁹⁾ * <i>Amount charged by third-party payment processors for optional electronic payment methods. No fee applies to ACH payments.</i>	Varies	Per Occurrence	Per Occurrence	Situational
Security Deposit - Additional (Refundable) ⁽¹⁰⁾ <i>Additional refundable deposit required based on screening results, held and applied per lease terms.</i>	Varies	Per Unit	One-Time / At Move-In	Situational

Community Fee Guide – General Footnotes

This Community Fee Guide is provided for informational purposes only and does not modify or amend the lease agreement. In the event of any inconsistency, the lease agreement governs. All fees, charges, deposits, and premiums are subject to the terms of the application and/or lease agreement. Additional fees may apply in specific circumstances as permitted by the lease agreement and applicable law. Not all fees apply to all residents. Unless a fee is expressly identified as refundable, all fees are non-refundable. Security deposit amounts, including any additional deposit required based on screening results, will not exceed limits set by applicable law and are held and applied in accordance with the lease agreement. Residents may be required to maintain renters' liability insurance as specified in the lease agreement. Residents may be responsible for establishing, maintaining, and paying for certain utility or service accounts, including electricity, water/sewer, gas, internet, and other services, as described in the lease agreement. Usage-based charges vary based on actual consumption. Residents are responsible for damages exceeding ordinary wear and tear, as documented through move-in and move-out inspections conducted in accordance with the lease agreement. Applicable taxes may be added to certain fees or charges as required by law. Fees are payable to the property unless otherwise indicated by an asterisk (*), in which case charges may be assessed by or paid to a third-party provider.

- (1) Amount varies based on floor plan type and unit size.
- (2) Amount varies based on insurance provider and selected coverage limits.
- (3) Electric utility charges are based on direct metering.
- (4) Water and sewer utility charges are based on sub-metered usage.
- (5) Internet charges vary based on the selected service plan.
- (6) Amount varies based on the type of access credential or device replaced.
- (7) Amount varies based on applicable permitting requirements.
- (8) Amount varies based on the type of non-compliance.
- (9) Amount varies based on selected payment method; no fee applies to ACH payments.
- (10) Amount varies based on screening results.

Date of Issuance: January 1, 2026
Brownstones at Palisade Park

