






We're thrilled that you're excited to call Adobe Lake Apartments, a Vasona Management, Inc., property your home. To help simplify things, we've created a list of possible fees you may come across as a current or future resident. This will give you a clear picture of your initial and ongoing expenses. To better manage your monthly budget, simply add your base rent to the Move-In Costs Breakdown and any, Utilities, and additional Situational Fees you choose. Our aim is to make budgeting easier, so you can fully enjoy your rental home experience.

Move-In Fees: Required & Optional Costs for Adobe Lake Apartments

| Move-In Costs Breakdown | | COST | WHEN | OPTION |
|---|--|-------------|-------------------------|-----------|
|  | Application Fee | \$50.00 | Per applicant/once | Required |
| | Holding Deposit (Refundable) | \$200.00 | Per unit/once | Required |
| | Security Deposit (Refundable) | \$800.00* | Varies/Per unit/once | Required |
| | Rentable Parking Space | \$30.00 | Per item/month | Optional |
| Utility Costs Breakdown | | COST | WHEN | OPTION |
|  | Trash Services- CA | varies | Per Unit/Per Month | Required |
| | Utility- Billing Administrative Fees | \$4.65 | Per Unit/Per Month | Required |
| | Utility- Water | varies | Per Unit/Per Month | Required |
| | Utility- Sewer | varies | Per Unit/Per Month | Required |
| | Utility- Storm Water | varies | Per Unit/Per Month | Required |
| Fees Based on Situation Breakdown | | COST | WHEN | OPTION |
|  | Renter's Insurance Liability Master Enrollment | \$35.00 | Per Unit Per Occurrence | As needed |
| | Key Replacement | \$25.00+ | Per Occurrence | As needed |
| | Device Replacement | \$75.00 | Per Occurrence | As needed |
| | Lock Change Fee | \$75.00 | Per Unit Per Occurrence | As needed |
| | Returned Payment Fee (NSF) | \$25.00 | Per Unit Per Occurrence | As needed |
| | Utility- Vacant Cost Recovery | Usage-Based | Per Unit Per Occurrence | As needed |
| | Utility- Vacant Processing Fee | \$50.00 | Per Unit Per Occurrence | As needed |
| | Utility- PG&E- Third Party | Usage-Based | Per Unit Per Occurrence | As needed |
| | Late Fee | \$75.00 | Per Unit Per Occurrence | As needed |

If you have any questions or would like to discuss your fees, our welcoming Leasing Agents are happy to help! You're welcome to visit us, give us a call, or send a message—we look forward to assisting you!

**The standard security deposit may vary based on screening results and will not exceed the legally permitted maximum. Residents may be required to maintain insurance as outlined in the lease agreement. Certain fees may not apply to apartments participating in an affordable housing program. Residents are responsible for any damages beyond normal wear and tear. Some charges may be subject to applicable taxes. This document does not alter the lease agreement. Additional fees may apply in specific circumstances, as detailed in the application or lease agreement, which can be reviewed upon request before applying. All fees are subject to the terms outlined in the application and lease. Residents may also be responsible for setting up and maintaining utility services, such as electricity, water, gas, and internet, as specified in the lease agreement.*

Date of Issuance: 4/14/2025

