



We're thrilled that you're excited to call Amador Heights 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 Amador Heights 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	\$75.00	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	Usage-Based	Per Unit/Per Month	Required
	Utility- Sewer	Usage-Based	Per Unit/Per Month	Required
	Utility- Water Heating	Usage-Based	Per Unit/Per Month	Required
	Utility- Storm Water	Usage-Based	Per Unit/Per Month	Required
	Utility- Natural Gas- Third Party	Usage-Based	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.*

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