






We're thrilled that you're excited to call Koi Creek 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 Koi Creek 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
Pet Rent (Cat and Dog)	\$50.00	Per pet/per month	Optional
Pet Deposit (Refundable)	\$500.00	Pet pet/once	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	\$100.00	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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