

HOME STARTS HERE

FEE GUIDE FOR WEST 8TH

Welcome! We're excited to have you here! 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. To help budget your monthly fixed costs, add your base rent to the Essentials and any Personalized Add-Ons you will be selecting. Our goal is to help you plan your budget with ease, enhancing your rental home experience.

MOVE-IN BASICS

Application Fee	\$21.00	per applicant/one-time	required
Security - Deposit (Refundable)	\$250.00 - \$700.00	per unit type/one-time	required

ESSENTIALS

Common Area - Electric	Usage-Based	per unit/per month	required
Common Area - Gas	Usage-Based	per unit/per month	required
Community Amenity Fee	\$35.00	per night/per lease	required
Package Services	\$8.00	per unit/per month	required
Pest Control Services	\$1.52	per unit/per month	required
Real Estate Assessment	\$20.00	per unit/per month	required
Renters Liability Insurance - Third Party	Varies	per leaseholder/per month	required
Trash Services - Hauling	Varies	per unit/per month	required
Utility - Billing Administrative Fee	\$11.82	per unit/per month	required
Common Area - Water/Sewer	Usage-Based	per unit/per month	required

PERSONALIZED ADD-ONS

Parking - Garage	\$125.00 - \$175.00	per rentable item/per month	optional
Storage Space Rental	\$75.00	per rentable item/per month	optional
Pet Management - Third Party	\$30.00	per pet/animal/per year	optional
Pet Rent	\$35.00	per unit/per month	optional

SITUATIONAL FEES

Access Device - Replacement	Varies	per occurrence
Access/Lock Change Fee	\$50.00	per occurrence
Intra-Community Transfer Fee	\$500.00	per occurrence
Late Fee	5.00%	per occurrence
Lease Violation	Varies	per occurrence
Legal/Eviction Fees	Varies	per occurrence
Liquidated Damages	150.00%	per occurrence
Payment Services - Third Party	Varies	per occurrence
Returned Payment Fee (NSF)	\$20.00	per occurrence
Security Deposit - Additional (Refundable)	Varies	per unit/one-time

If you have any questions or just want to chat about your fees, our friendly Leasing Agents are here to help!
Feel free to stop by, give us a call, or send a message—we're excited to assist you!

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

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