TIMNATH TRAIL AT RIVERBEND | FEE BREAKDOWN

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For transparency, we've put together a breakdown of potential one-time and monthly fees beyond your base rent. To estimate the total monthly leasing price of renting your apartment home, start with your base rent, then add any monthly required costs, optional add-ons, and usage-based fees that apply to you. Please reach out to us with any questions - we're happy to help!

FEE TYPE	COST	FEE DETAILS
REQUIRED APPLICATION COSTS		
Application Fee Amount to process application and initiate screening per applicant (18 years+).	$27	Per Applicant | One-Time | Required
Holding Deposit (Refundable*) Credited towards security deposit upon approval and lease execution. *Refund terms per application.	$400	Per Home | One-Time | Refundable | Required
REQUIRED HOME ESSENTIALS		
Administration Fee One-time fee charged at lease signing / move-in.	$250	Per Home | One-Time | Required
Security Deposit (Refundable) Amount given as security to provide protection against damage, loss or failure to meet lease obligations.	$400 - 1 Month's Rent	Per Home | One-Time | Refundable | Required
Utility – Billing Administrative Fee Covers administrative costs associated with 3rd party billing and managing utility services.	$10	Per Home | Monthly | Required
Renters Liability Insurance – 3rd Party Amount for renters liability insurance obtained through resident's provider of choice.	Varies	Per Home | Monthly | Required
REQUIRED USAGE-BASED ESSENTIALS		
Utilities – Electric Amount for provision and consumption of electricity. Resident is responsible for setup.	Usage-Based	Per Home | Monthly | Required
Utilities – Water/Sewer/Gas Amount for provision and/or consumption of water, sewer, and gas services.	Usage-Based	Per Home | Monthly | Required
Trash Services Amount for trash/waste services.	$30	Per Home | Monthly | Required
Valet Trash Doorstep trash pickup service.	$25	Per Home | Monthly | Required
OPTIONAL ADD-ONS		
Internet Resident chooses and sets up service with Quantum Fiber or Xfinity.	Varies	Per Home | Monthly | Optional
Parking	$10	Per Space | Monthly | Optional
Detached Garage	$150	Per Space | Monthly | Optional
Pet Deposit (Refundable) Amount given as security against damage, loss, or failure to meet lease obligations.	$300	Per Home | One-Time | Refundable | Conditional
Pet Rent Per apartment, not per pet.	$35	Per Home | Monthly | Conditional
Pet Screening / Pet DNA (PooPrints)	$30	Per Pet | One-Time | Conditional
SITUATIONAL FEES		
Access Device Replacement Charge to replace keys, fobs, or remotes.	$50	Per Occurrence | Situational
Concession Repayment Tenant repayment of rent discounts if lease terms are not met.	Varies	Per Occurrence | Situational
Early Lease Termination / Buyout Buyout for ending lease agreement before its scheduled end date.	Varies	Per Occurrence | Situational
Month-to-Month Fee Fee incurred when a lease continues month-to-month until renewed.	Varies	Per Occurrence | Situational
Late Fee Penalty for rent or fee payments made after the due date; applied on the 9th after an 8-day grace period.	5% of Total Rent Due	Per Occurrence | Situational
Legal / Eviction Fees	Varies	Per Occurrence | Situational
Returned Payment Fee (NSF)	$25	Per Occurrence | Situational
Positive Pet Waste Match (PooPrints)	$300	Per Occurrence | Situational
Renter's Liability Non-Compliance Fee for not maintaining required renter's liability insurance coverage.	$50	Per Occurrence | Monthly | Situational
Utility – Cost Recovery Utility costs incurred due to not meeting the obligations of the lease to pay utilities during residency.	Usage-Based	Per Occurrence | Situational
3rd Party Credit Card Processing Fee	Varies	Per Occurrence | Situational

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. Residents are responsible for damage that exceeds 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 the internet, as specified in the lease agreement. This worksheet may not include fees or costs charged directly by third parties (such as utility expenses billed directly by the utility or resident insurance policies if obtained independently by the resident). Although these charges may arise during the course of leasing a unit, they are set, billed, and collected independently by third parties, not the property.

EQUAL HOUSING OPPORTUNITY