ARABELLA
At Dutchtown

Welcome Home!

Fee Transparency Guide for Arabella at Dutchtown Townhomes

To keep everything straightforward, we've created a breakdown of possible fees you may come across as a resident or applicant. This makes it easier to understand both your upfront and ongoing costs. When planning your monthly budget, combine your rent with the standard essentials and any optional add-ons you choose. Our aim is to make budgeting simple and to support a smooth rental experience.

Name: _____

Unit Number: _____

Move in Date: _____

Base Rent: _____

MOVE-IN BASIC COSTS

Application Fee	$75	per applicant/ once	required
Admin Fee (Non Refundable)	$200	per unit/ once	required
Security Deposit** (Refundable)	$500 - One Month's Rent	per unit/ once	required
Utility Setup Fee	$25	per unit/ once	required

** Disclaimer: Security deposit alternatives are offered through a third-party bond company. Costs, terms, and eligibility are determined solely by the third party and may vary. The property owner/management does not set or control these fees.

ESSENTIALS

Valet Trash	$25	per unit/ month	required
Pest Control	$7	per unit/ month	required
Renters Liability Insurance	$20 Resident Shield Program, or provide own policy with $300K liability	per unit/ month	required
Smart Home Technology	$50	per unit/ month	required
Utility - Water/ Sewage	varies	per unit/ month	required
Utility - Trash	varies	per unit/ month	required
Utility Billing Fee	$3.75	per unit/ month	required
Common Area Maintenance	$50	per unit/ year	required

PERSONALIZED ADD- ONS

Pet Fee (Non Refundable)	$350	per pet/ once	optional
Pet Rent	$30	per pet/ month	optional
Additional Gate Remote (Non Refundable)	$40	per remote/ once	optional
Additional Gate Access Card (Non Refundable)	$25	per card/ once	optional
Satellite Dish Deposit (Refundable)	$150	per unit/ once	optional

** Disclaimer: All pets residing onsite must be registered through PetScreening, a third-party service. Annual subscription fees are established by PetScreening and may change at any time. The property owner and management team do not set or influence these rates.

SITUATIONAL FEES

Transfer Fee	**$500**	per occurrence
Month to Month	$300	per occurrence
Flex Payment System	Varies	per occurrence
Legal/ Eviction Fees	up to $100 + court costs	per occurrence
Vacant Electric Recovery	$50 + usage	per occurrence
Violation Fee	$25- $75	per occurrence
Early Termination Fee	2 Times the Base Rent	per occurrence
Late Fee if rent unpaid by the 3rd	10% of monthly rent	per occurrence
NSF Fee	$25	per occurrence
Improper Move-Out Notice	1 month's rent	per occurrence
Holdover	rent + 25%	per month
Unauthorized Pet	$100 + $10/ day	per animal
Roommate Add/ Remove	$25	per occurrence

Resident Access Fob Replacement	$40	per occurrence
Gate Remote Replacement	$40	per occurrence
Gate Access Card Replacement	$25	per occurrence
Key Replacement	$15	per occurrence
Mailbox Key Replacement	$15	per occurrence
Change Locks	$50	per occurrence
Smart Lock Replacement	actual cost + $25	per occurrence
Pool Pass Replacement	$10	per pass
Valet Trash Container Replacement	$25	per occurrence
Valet Trash Violation	$25	per bag
Utility Final Bill Fee	$25	per occurrence
Utility Account Reactivation	$30	per account
Hurricane Shutter Violation	$100 + repairs	per occurrence

Our Leasing Team is happy to help! Stop by the office, give us a call, or send us a message! We look forward to assisting you.

The required security deposit may vary depending on screening results but will never exceed the maximum amount allowed by law. Residents may also be required to maintain insurance as outlined in the lease. Certain fees may not apply to apartment homes that fall under an affordable housing program. Residents are responsible for any damages beyond normal wear and tear. Some charges may be subject to tax where applicable. This document does not alter the lease agreement. Additional fees may apply in certain circumstances, as outlined in the lease or application, which are available for review before applying. Residents may also be responsible for setting up and maintaining utilities such as electricity, water, gas, and internet, in accordance with the lease terms. Prices and availability are subject to change.

Signature: _____ Date: _____