

# Welcome Home

## Fee Guide For: \_\_\_\_\_

We're excited to have you join us! To keep things simple, we've outlined a list of possible fees you may come across as a current or future resident. This breakdown gives you a clear view of your upfront and ongoing monthly expenses. For a better grasp of your fixed monthly costs, simply combine your base rent with the Move-In Preparation and any Custom Add-Ons fees you choose. We're here to make budgeting easier and to help you enjoy a seamless rental experience.

### Move-In Preparation

Administrative Fee	\$ _____	per unit/once	required
Application Fee	\$ _____	per applicant/once	required
Security Deposit (Refundable)	\$ _____	per unit/once	required

### Amenities and Utilities

Media Package	\$ _____	per unit/month	required
Common Area Charge	\$ _____	per unit/month	required
Common Area - Electric	\$ _____ or Usage Based	per unit/month	State Specific
Common Area - Gas	\$ _____ or Usage Based	per unit/month	State Specific
Pest Control	\$ _____	per unit/month	State Specific
Sewer*	\$ _____ or Usage Based	per unit/month	State Specific
Trash	\$ _____ or Usage Based	per unit/month	State Specific
Water*	\$ _____ or Usage Based	per unit/month	State Specific
Storm Water	\$ _____ or Usage Based	per unit/month	State Specific
Valet Trash	\$ _____	per unit/month	State Specific
Utility - Billing Administrative Fee*	\$ _____	per unit/month	State Specific
Utility - Electric	\$ _____ or Usage Based	per unit/month	State Specific
Utility - Natural Gas	\$ _____ or Usage Based	per unit/month	State Specific
Utility - New Account/Final Bill Fee	\$ _____ / \$ _____	per occurrence/once	State Specific
Water, Sewer, Trash Combined	\$ _____	per unit/month	State Specific

### Custom Add-Ons

Amenity/Clubhouse Rental	\$ _____	per rentable item/once	required
Amenity/Clubhouse Rental Deposit	\$ _____	per rentable item/once	required
Parking	\$ _____	per vehicle/month	required
Garage	\$ _____	per unit/month	required
Pet Deposit (Refundable)	\$ _____	per pet/once	required
Pet Fee (Non-Refundable)	\$ _____	per pet/once	required
Pet Rent	\$ _____	per pet/month	required
Storage	\$ _____	per unit/month	required

### Circumstantial Fees

Access Device - Replacement	\$ _____	per occurrence	required
Early Lease Termination/Cancellation	\$ _____ or % _____	per occurrence	required
Insufficient Move-Out Notice Fee	Varies	per occurrence/once	
Intra-Community Transfer Fee	\$ _____ or % _____	per occurrence	required
Late Fee	\$ _____ or % _____	per occurrence	required
Lease Violation	Varies	per occurrence	required
Legal/Eviction Fees	Varies	per occurrence	required
Non-Sufficient Funds (NSF)	\$ _____ or % _____	per occurrence	required
Service of Notice Fee	\$ _____	per occurrence	
Utility - Vacant Cost Recovery	Varies	per occurrence/month	

If you have any questions or would like clarification about your fees, our friendly Leasing Team is here to help! Feel free to stop by, give us a call, or send a message - we look forward to assisting you!

*\*North Carolina Residents: Utility rates and fees may vary due to the State of North Carolina Utilities Commission (N.C.U.C.) requirements. Visit <https://www.ncuc.gov/> for full information and to request a copy of the most recent docket.*

Standard Security Deposit may vary based on screening results but will not exceed the legal maximum. Residents are required to maintain insurance as outlined in the Lease. Certain fees may not apply to apartments under affordable housing programs. Residents are liable for any damages beyond normal wear and tear. Applicable taxes may be added to certain charges. This document does not alter the terms of the Lease. Additional charges may apply in specific circumstances as outlined in the application and/or lease agreement, available upon request before applying. All charges are governed by the terms of the application and/or lease. Residents are also responsible for initiating and maintaining utility services—such as electricity, water, gas, and internet—as specified in the lease agreement.

The Amounts of rents, fees, and other expenses may vary daily. Units may or may not be available. The information contained on this page was accurate as of the date it was posted but may have changed. Nothing here is an offer nor a promise that the amounts stated have or will remain. Interested applicants should contact the management to find the most current costs, fees, and availability of units.

