

# 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.

