

THE VAN BUREN FEE GUIDE

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. Our goal is to help you plan your budget with ease, enhancing your rental home experience. If you have any questions, 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!

Fee Label	Amount	Applied	Frequency / Due At	
MOVE-IN BASICS				
Administrative Fee	\$500.00	Per Unit	One-Time/At Application	Required
Amount to facilitate move-in process for a resident.				
Application Fee	\$60.00	Per Applicant	One-Time/At Application	Required
Amount to process application, initiate screening, and take a rental home off the market.				
ESSENTIALS				
Renters Liability Insurance - Third Party ^{<25}	Varies	Per Leaseholder	Monthly	Required
Amount for renters liability insurance obtained through resident's provider of choice.				
Utility - Electric - Third Party ^{<}	Usage-Based	Per Unit	Monthly	Required
Amount for provision and consumption of electric paid to a third party.				
Utility Billing Bundle ^{9 58}	\$110.00 - \$170.00	Per Unit Type	Monthly	Required
Amount for multiple utility services provided in rental home.				
PERSONALIZED ADD-ONS				
Internet Services ^{<25}	Varies	Per Unit	Monthly	Optional
Amount for internet services provided by community.				
Parking - Garage	\$350.00	Per Rentable Item	Monthly	Optional
Amount for garage parking space/services. May be subject to availability.				
Pet Fee ²⁹	\$300.00 - \$400.00	Per Pet	One-Time/At Move-in	Optional
Amount to facilitate authorized pet move-in.				
Pet Rent	\$30.00	Per Pet	Monthly	Optional
Monthly amount for authorized pet.				

SITUATIONAL

Access Device - Replacement	\$50.00	Per Device	Per Occurrence	Situational
Amount to obtain a replacement access device for community; fobs, keys, remotes, access passes.				
Common Area/Clubhouse Rental	\$400.00	Per Occurrence	Per Occurrence	Situational
Amount to rent a shared common area space, including clubhouse. May be subject to availability.				
Intra-Community Transfer Fee	\$750.00	Per Occurrence	Per Occurrence	Situational
Amount due when transferring to another rental unit within community.				
Late Fee ³⁰	Varies	Per Occurrence	Per Occurrence	Situational
Amount for paying after rent due date; per terms of lease.				
Lease Buy Out	200.00%	Per Occurrence	Per Occurrence	Situational
Amount agreed upon by resident to terminate lease early and satisfy lease terms; additional conditions apply.				
Lease Violation ⁴²	Varies	Per Occurrence	Per Occurrence	Situational
Amount for violation of community policies and/or per lease terms.				
Returned Payment Fee (NSF)	\$25.00	Per Occurrence	Per Occurrence	Situational
Amount for returned payment.				
Utility - Vacant Cost Recovery	Usage-Based	Per Occurrence	Per Occurrence	Situational
Amount for utility usage not transferred to resident responsibility any time during occupancy.				
Utility - Vacant Processing Fee	\$50.00	Per Occurrence	Per Occurrence	Situational
Amount for failing to transfer utilities into resident name.				

All fees paid to property unless indicated by <-> symbol. Unless a fee is explicitly identified as refundable, all fees are non-refundable. 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.

9 Price varies based on floor plan type/size.

42 Price varies based on type of non-compliance.

25 Price varies based on selections with third party provider.

48 Utility apportionment is flat rate per month.

29 Price varies based on pet type.

58 Utility apportionment is bundled flat rate based on unit size.

30 Price varies based on rent amount.

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