



GETTING STARTED

APPLICATION FEE	\$80 PER ADULT APPLICANT
SECURITY DEPOSIT - REFUNDABLE	\$150 (A1) \$250 (B1) \$350 (C1) PER UNIT ONCE
ENTRANCE GATE FOB FEE	\$75 PER DEVICE

MONTHLY FEES

VALET TRASH COLLECTION FEE	\$28.00
COMMUNITY AMENITY FEE	\$20.00
LUXER PACKAGE SERVICES FEE	\$5.00
PEST CONTROL SERVICES FEE	\$7.00
PEST CONTROL ADMIN BILLING	\$1.50
TRASH ADMIN BILLING	\$3.00
WATER, WASTEWATER, SEWER, GAS, TRASH HAULING	USAGE BASED/VARIES
INTERNET	\$75.00
ELECTRIC - THIRD PARTY	USAGE BASED
RENTER'S INSURANCE - THIRD PARTY	VARIES

OPTIONAL FEES

GARAGES	\$125 PER SPACE MONTHLY
GARAGE REMOTE REPLACEMENT	\$75 PER OCCURRENCE
COVERED PARKING	\$50 - \$60 PER SPACE MONTHLY
NON-REFUNDABLE PET	\$400 PER PET ONCE
PET RENT	\$30 PER PET MONTHLY
ADDITIONAL ENTRANCE GATE FOB	\$75 PER DEVICE
POOL PASS REPLACEMENT	\$75 PER OCCURRENCE
TRASH CONTAINER REPLACEMENT	\$75 PER OCCURRENCE

FEES THAT MAY APPLY

RELETTING FEE	85% OF 1 MONTH RENT
LATE FEE	10% PER OCCURRENCE
RETURNED PAYMENT FEE (NSF)	\$75 PER OCCURRENCE
SMOKING POLICY VIOLATION FINE	\$50 PER OCCURRENCE
LEASE VIOLATION	VARIES PER OCCURRENCE
LEGAL - EVICTION	VARIES PER OCCURRENCE
RENTERS INSURANCE NON-COMPLIANCE FEE	\$15 PER LEASE HOLDER MONTHLY
ELECTRIC NON-COMPLIANCE FEE	\$50 PER OCCURRENCE (PLUS USAGE)
TRASH CLEAN UP/LITTER FINE	\$50 PER OCCURRENCE
JUNK/BULK ITEM TRASH FEE	VARIES PER OCCURRENCE
KEY REPLACEMENT/COPY FEE	\$5 PER KEY PER OCCURRENCE
LOCK CHANGE FEE	\$75 PER OCCURRENCE
ENTRANCE GATE FOB REPLACEMENT	\$75 PER DEVICE
INTRA-COMMUNITY TRANSFER FEE	\$500 PER OCCURRENCE (PRIOR TO LEASE EXPIRATION)
MONTH TO MONTH FEE	\$500 MONTHLY
SHORT TERM RENTAL	\$250 MONTHLY
STANDARD CLEANING FEE	\$180 - \$325 ONE TIME FEE (DUE AT MOVE OUT)