

Welcome! We're so glad you're here! To make things as clear as possible, we've outlined a list of potential fees that may apply to you as a current or future resident. This will give you a better understanding of your initial expenses and ongoing monthly costs. To calculate your total monthly budget, simply combine your base rent with the Essentials and any Personalized Add-Ons you decide to include. Our aim is to simplify your planning process and enhance your living experience.

Fee Guide	Price	Occurrence	Required/Optional
Move-In Basics			
Application Fee	\$49	Per Applicant/ Once	Required
Holding Deposit (Refundable)	\$300	Per Unit / Once	Required
Security Deposit (Refundable)	\$800 - \$1000	Per Unit / Once	Required
Essentials			
Renter's Liability Insurance-Third Party	Varies	Per Unit / Monthly	Required
Gas -Hot Water Energy	Based on formula: ratio billing and usage	Per unit/Month	Required
Sewer	Usage divided equally among all occupied units	Per unit/Month	Required
Water	Usage Based	Per unit/Month	Required
Trash Services - CA	Based on formula: ratio billing and usage	Per unit/Month	Required
Utility - Billing Administrative Fee	\$3.71	Per unit/Month	Required
Electric - Third Party	Usage Based	Per unit/Month	Required
Porter Fee	\$10	Per unit/Month	Required
WiFi Fee	\$65	Per unit/Month	Required
SCEP Fee	\$2.83	Per unit/Month	Required
Personalized Add-Ons			
Amenity/Clubhouse Rental (Private Reservations)	\$50-\$150	Per Hour	Optional
Parking - EV	\$85	Per space/Month	Optional
Additional Parking	\$120	Per Space / Monthly	Optional
Pet Deposit (Refundable)	\$500	Per Pet / Once	Optional
Pet Rent	\$50	Per Pet / Monthly	Optional
Storage Space Rental	\$120-\$225	Per Size / Monthly	Optional
Positive Credit Reporting Services	TBD	Per Lessee/Monthly	Optional
Situational Fees			
Access Device - Replacement	\$50 - \$100	Per Occurance	
Access/Lock Change Fee	\$30-\$120	Per Occurance	
Early Lease Termination	Through remaining lease term or until new move in	Per Occurance	
Lease Break Fee	Equal to two times rent	Per Occurance	
Intra-Community Transfer Fee	\$250	Per Occurance	
Late Fee	\$50	Per Occurance	
Non-Sufficient Funds (NSF)	\$25-\$35	Per Occurance	
Security Deposit - Additional (Refundable)	Total not to exceed equal to one month rent	Per Unit/Once	
Renters Liability/Content - Property Program	\$10.50	Per Unit/Month	

Security deposit amounts may vary based on screening outcomes and will not exceed any limits set by law. Residents may be required to maintain insurance as outlined in the Lease. Certain fees may not apply to units within an affordable housing program. Residents are responsible for any damage beyond normal wear and tear. Applicable taxes may be added to some charges as required by law. This document does not alter the lease agreement. Additional charges may apply in specific cases, as described in the application or lease, both of which are available upon request before applying. All fees are governed by the terms set forth in the application and/or lease. Residents are also responsible for setting up and maintaining utility services, which may include electricity, water, gas, and internet, as stated in the lease agreement.

If you have any questions or would like to discuss your fees, our helpful Leasing Agents are ready to assist!

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