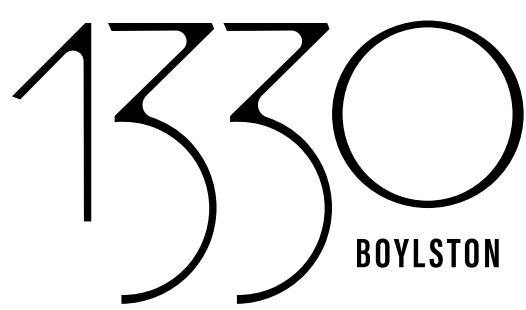


# Property Fee Guide



## MOVE-IN BASICS

Security Deposit	1 month rent (refundable)	per unit/once	based on screening
First Month Rent	1 month rent (prorated)	per unit/once	required
Last Month Rent	1 month rent	per unit/once	based on screening

## ESSENTIALS

Utility - Gas	included	per unit/month	required
Utility - Water/Sewer	included	per unit/month	required
Utility - Trash	included	per unit/month	required

## PERSONALIZED ADD-ONS

Parking Space Rental	\$505	per space/month	optional
Pet Rent	\$50-\$100	per pet/month	optional
2 pet maximum. Breed restrictions apply.			

## SITUATIONAL FEES

Late Fee	10% of total past due balance	per occurrence	
Declined Payment	\$100	per occurrence	
Insufficient Notice	varies	per occurrence	
Roommate Change	\$500	per occurrence	
Early Lease Termination	200% monthly rent	per occurrence	
Access Device Replacement	\$75	per occurrence	
Vacant Utility Cost Recovery	\$50	per occurrence	plus usage
Security Deposit Alternative	varies	per unit/once	
Post Move-Out Clean	\$250	per occurrence	optional
Undergraduate Student Premium	10% monthly rent	per month	

Security Deposit amounts may vary based on screening and will stay within legal limits. Residents may need to secure insurance as outlined in the Lease. Certain fees may not apply to affordable housing units. Resident is accountable for damages beyond normal wear. Some charges could be subject to local taxes. This guide doesn't alter your lease terms. Additional costs may arise in specific cases, detailed in your application or lease request. All fees align with the terms of your agreement. Residents are responsible for setting up and managing utilities like electricity, water, gas, and internet, per lease specifications.

Have any questions or need clarification on your costs?  
Our dedicated Leasing Team is ready to assist!  
Drop by, call, or message us; we're eager to support you.

