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 - Electric	usage-based	per unit/month	required
Utility - Internet	usage-based	per unit/month	required

PERSONALIZED ADD-ONS

Parking Space Rental	$505	per space/month	optional
Pet Rent	$50-$100	per pet/month	optional
Storage Units	$25-$100	per unit/month	optional
Guest Suite	$250-$275	per night	

SITUATIONAL FEES

Declined Payment	$100	per occurrence	after first offense
Intra-Community Transfer	$1,000	per occurrence	
Roommate Change	$500	per occurrence	
Early Lease Termination	200% monthly rent	per occurrence	
Vacant Utility Cost Recovery	usage-based	per occurrence	plus usage
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.

EQUAL HOUSING OPPORTUNITY