

PRICING GUIDE



GETTING STARTED

Required

APPLICATION FEE	\$75	PER APPLICANT	NON-REFUNDABLE	ONE TIME FEE
ADMINISTRATION FEE	\$150		NON-REFUNDABLE	ONE TIME FEE
SECURITY DEPOSIT	\$200 - 2 MONTHS RENT		REFUNDABLE	ONE TIME FEE
GOOD FAITH DEPOSIT	\$200		REFUNDABLE IF APPLICANT CANCELS WITHIN 24 HOURS	ONE TIME FEE



RESIDENT ESSENTIALS

Required

VALET TRASH	\$30			PER MONTH
PEST CONTROL	\$8.50			PER MONTH
PACKAGE LOCKERS	\$8.50			PER MONTH
AMENITY FEE	\$15			PER MONTH
KEY FOB	\$50			ONE TIME FEE
LIABILITY WAIVER	\$14			PER MONTH
UTILITIES				
WATER/SEWER	VARIES		BILLED BY COMMUNITY	PER MONTH
COMPACTOR FEE	VARIES		BILLED BY COMMUNITY	PER MONTH
UTILITY ADMIN SETUP FEE	\$15			ONE TIME FEE
UTILITY BILLING FEE	\$7			PER MONTH
GAS/ELECTRIC	VARIES		SET UP BY TENANT	PER MONTH
UTILITY HOOK-UP	\$45			ONE TIME FEE



CUSTOM ADD-ONS

Optional

PET FEE	\$450 (1ST PET), \$250 (2ND PET)	NON-REFUNDABLE	ONE TIME FEE
PET RENT	\$25 PER PET	2 PET MAX	PER MONTH
RENT REPORTING	VARIES BASED ON SELECTION		PER MONTH



CONDITIONAL FEES

Per Occurrence

LATE FEE	\$200		PER OCCURRENCE
EARLY LEASE TERMINATION	ONE MONTH'S RENT W/ PROPER NOTICE		PER OCCURRENCE
LEASE VIOLATION	\$50-\$300		PER OCCURRENCE
INSUFFICIENT MOVE-OUT NOTICE	ONE MONTH'S RENT BASED ON NOTICE		PER OCCURRENCE
RETURNED PAYMENT (NSF)	\$30		PER OCCURRENCE
COMMUNITY TRANSFER	\$400 END OF LEASE, \$800 MID-LEASE		PER OCCURRENCE
LEGAL/EVICTION FEES	VARIES		PER OCCURRENCE
MONTH-TO-MONTH RENT FEE	\$500		PER OCCURRENCE
UTILITY COST RECOVERY	BASED ON USAGE		PER OCCURRENCE
UTILITY VACANT FEE	\$50		PER OCCURRENCE
EMONEY ORDER PROCESSING FEE	3.75 PER MONEY ORDER		PER OCCURRENCE
ONLINE CREDIT CARD PROCESSING FEE	3%		PER OCCURRENCE
KEY FOB REPLACEMENT	\$50		PER OCCURRENCE
ERENTERS VIOLATION	\$50 NO INSURANCE/EXPIRED		PER OCCURRENCE
UTILITY ADMIN FEE-MOVE OUT	\$15		PER OCCURRENCE
DEPOSIT ALTERNATIVE	VARIES BASED ON SCREENING		PER MONTH
DEPOSIT ALTERNATIVE SETUP FEE	\$25		ONE-TIME
PET MANAGEMENT-THIRD PARTY	\$25-\$30 PER PET		ANNUALLY