

Property Fee Guide



MOVE-IN BASICS

Security Deposit (Refundable)	\$500–100% monthly rent (based on screening)	per unit/once	required
Key Fee	\$50	per unit/once	required

ESSENTIALS

Utility - Electric - Third Party	usage-based	per unit/month	required
Utility - Gas - Third Party	usage-based	per unit/month	required for 221 Building
Utility - Water/Sewer	usage-based	per unit/month	required
Renters Liability Insurance - Third Party	varies	per leaseholder/month	required

PERSONALIZED ADD-ONS

Parking Space Rental	\$300	per space/month	optional
Pet Rent	\$50-\$100	per pet/month	optional
Guest Suite	\$250	per night	

SITUATIONAL FEES

Late Fee	10% monthly rent	per occurrence	
Declined Payment	10% monthly rent	per occurrence	
Intra-Community Transfer	\$1,000	per occurrence	
Roommate Change	\$500	per occurrence	
Early Lease Termination	200% monthly rent	per occurrence	with 60 days notice
Access Device Replacement	\$50	per occurrence	
After Hours Lock Out	\$50	per occurrence	
Vacant Utility Cost Recovery	\$50	per occurrence	

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.

