

PRICING GUIDE



GETTING STARTED

Required

APPLICATION FEE	\$100	PER APPLICANT	NON-REFUNDABLE	ONE TIME FEE
GOOD FAITH DEPOSIT	\$500		APPLIED TOWARDS DEPOSIT	ONE TIME FEE
SECURITY DEPOSIT	\$1000	UPTO 1.5 MONTH'S RENT	REFUNDABLE-BASED ON CONDITION OF UNIT	ONE TIME FEE



RESIDENT ESSENTIALS

Required

LIABILITY WAIVER	\$15	\$50 VIOLATION	CHARGED IF NO INSURANCE OR EXPIRED	PER MONTH
TRASH	\$15			PER MONTH
AMENITY FEE	\$750	CHARGED AT MOVE IN AND RENEWALS		PER LEASE TERM
PARKING	\$75	PER VEHICLE		PER MONTH
KEY FOB	\$50	PER LEASE HOLDER		ONE TIME FEE
GATE CARD	\$35			ONE TIME FEE
UTILITIES				
WATER/SEWAGE	VARIES		BILLED BY PROPERTY	PER MONTH
UTILITY ADMIN SETUP FEE	\$20	FOR SETUP/MOVE IN AND \$10 AT MOVE OUT		ONE TIME FEE
UTILITY BILLING FEE	\$4.75			MONTHLY
INTERNET SERVICES	VARIES		SET-UP BY TENANT	MONTHLY
ELECTRIC/GAS	VARIES		SET-UP BY TENANT	MONTHLY



CUSTOM ADD-ONS

Optional

PET FEE	\$500 PER PET	NON-REFUNDABLE	ONE TIME FEE
PET DNA TEST	\$-REMOVE?	NON-REFUNDABLE	PER MONTH
PET RENT	\$25-\$50?	2 PET MAX	PER MONTH
RENT REPORTING	VARIES ON SELECTION		PER MONTH



CONDITIONAL FEES

Per Occurrence

LATE FEE	10% OF ONE MONTH'S RENT	PER OCCURRENCE
EARLY LEASE TERMINATION	2 MONTH'S RENT W/ PROPER NOTICE PLUS CONCESSION PAYBACK	PER OCCURRENCE
LEASE VIOLATION	\$50-\$300	PER OCCURRENCE
EVICTON FILLING FEE	\$175-COURT APPEARANCE FEES MAY BE ADDITIONAL	PER OCCURRENCE
RETURNED PAYMENT (NSF)	\$75	PER OCCURRENCE
COMMUNITY TRANSFER	\$500-\$1000	PER OCCURRENCE
MAIL LOCK CHANGE	VARIES	PER OCCURRENCE
MAIL KEY REPLACEMENT	\$25	PER OCCURRENCE
KEY FOB REPLACEMENT	\$50	PER OCCURRENCE
EMONEY ORDER PROCESSING	\$3.75 PER EMONEY ORDER	PER OCCURRENCE
ONLINE CREDIT CARD PROCESSING	3%	PER OCCURRENCE
VACANT UTILITY FEE	BASED ON USAGE	PER OCCURRENCE
UTILITY COST RECOVERY	\$50	PER OCCURRENCE
MONTH TO MONTH	20% PREMIUM ON BASE RENT	PER OCCURRENCE
DEPOSIT ALTERNATIVE	VARIES ON SCREENING	PER OCCURRENCE
PET MANAGEMENT-THIRD PARTY	\$25-\$30 PER PET	ANNUALLY
DEPOSIT ALTERNATIVE SETUP FEE	\$25	ONE-TIME