

# HOME STARTS HERE

## FEE GUIDE FOR THE ARDEN

Welcome! We're excited to have you here! To make things simple and clear, we've put together a list of potential fees you might encounter as a current or future resident. This way, you can easily see what your initial and monthly costs might be. To help budget your monthly fixed costs, add your base rent to the Essentials and any Personalized Add-Ons you will be selecting. Our goal is to help you plan your budget with ease, enhancing your rental home experience.

### MOVE-IN BASICS

Administrative Fee	\$200.00	per unit/once	required
Application Fee	\$75.00	per applicant/one-time	required
Security Deposit (Refundable)	\$500.00	per occurrence	required
Security Deposit - Additional (Refundable)	Up To One Month	per occurrence	required
Community Amenity Fee	\$100.00	per unit/once	required

### ESSENTIALS

Pest Control Services	\$5.00	per unit/month	required
Trash Service - Doorstep	\$30.00	per unit/month	required
Trash Services - Hauling	\$10.00	per unit/month	required
Utility - Billing Administrative Fee	\$5.35	per unit/month	required
Utility - New Account Set Up Fee	\$25.00	per unit/once	required
Utility - Final Bill Fee	\$15.95	per unit/once	required
Utility - Electric - Third Party	usage-based	per unit/month	required
Water/Sewer	usage-based	per unit/month	required

### PERSONALIZED ADD-ONS

Pet Fee	\$400.00	per pet/once	optional
Pet Fee - Additional Pet	\$200.00	per pet/once	optional
Pet Rent	\$25.00	per pet/month	optional
Parking/Garage	\$175.00	per rentable item/month	optional

### SITUATIONAL FEES

Access Device - Replacement	\$25.00-\$75.00	per occurrence	
Access/Lock Change Fee	\$75.00	per occurrence	
Early Lease Termination/Cancellation	200.00%	per occurrence/once	
Insufficient Move-Out Notice Fee	up to two-month's rent	per occurrence/once	
Intra-Community Transfer Fee	up to \$750.00	per occurrence	
Late Fee	10.00%	per occurrence	
Legal/Eviction Fees	varies	per occurrence	
Non-Sufficient Funds (NSF)	\$30.00	per occurrence	
Reletting Fee	100.00%	per occurrence/once	
Trash-Related Lease Violation	Up To \$100.00	per occurrence	
Utility - Vacant Processing Fee	\$50.00	per occurrence	
Pet/Animal - Lease Violation	\$350.00	per occurrence	
Renters Liability Only - Non-Compliance	\$15.00	per occurrence	

**If you have any questions or just want to chat about your fees, our friendly Leasing Agents are here to help!  
Feel free to stop by, give us a call, or send a message—we're excited to assist you!**

Standard Security Deposit subject to change based on screening results.

Resident may be responsible for maintaining insurance pursuant to the Lease.

Some fees may not apply to apartment homes subject to an affordable program.

Resident is responsible for damages that exceed ordinary wear and tear.

Some items may be taxed under applicable law.

This form does not modify the Lease.

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