

Breakdown of Included Mandatory Charges Rent and Not Rent

Charge Type	Amount	Fixed or Variable?	Description	Recipient
Base Monthly Rent	Based on floorplan availability	Fixed	Charge for occupancy of the premises	Owner
Trash Service	\$0	Fixed	Waste collection fee	N/A
Utility Charges	Varies	Variable	Actual cost based on usage	Utility Provider
Renter's Insurance (Mandatory)	Varies	Variable	Tenant purchasing their own renter's insurance policy.	Insurer
Valet Waste Fee (Mandatory)	\$0	Fixed	Valet Waste Fee	N/A

2. Additional Charges – Not Included in Total Monthly Cost of Rental

The following fees are applicable but **are NOT included in the total rental cost above:**

Charge Type	Amount	Fixed or Variable?	Refundable	Recipient
Security Deposit (Mandatory)	Varies by floorplan and credit approval /one time	Fixed	Yes	Owner
Monthly Pet Fee (Optional)	\$35 per unit	Fixed	No	Owner
Pet Deposit (Optional)	\$300/unit one time	Fixed	Yes	Owner

Late Fee (Situational)	5% of the rent balance due per occurrence	Fixed	No	Owner
NSF Fee (Situational)	\$20 or actual bank charges, whichever is higher/NSF	Fixed	No	Owner
Month-to-Month Fee (Optional)	\$100 per month	Fixed	No	Owner
Holdover Rental Rate (Situational)	2x the daily rent	Fixed	No	Owner
Insurance Administrative Fee (Situational)	\$10	Fixed	No	Owner
Cleanup Fee (Situational)	\$25/cleanup	Fixed	No	Owner
Washer/Dryer Fee (Optional)	\$0/month	Fixed	No	Owner
Replacement Fob/Access Card Charge (Situational)	Actual cost of replacement	Fixed	No	Owner
Monthly Garage Fee (Optional) *	\$150/month	Fixed	No	Owner
Monthly Parking/Carport Fee (Optional) *	\$50-\$125/month	Fixed	No	Owner
Monthly Storage Fee (Optional) *	\$20-\$40/month	Fixed	No	Owner
Satellite Dish Deposit (Optional)	\$0	Fixed	Yes	Owner
Replacement Valet Trash Bin (Situational)	\$0	Fixed	No	Owner

Items with an asterisk (*) may not be available in every community. Please check availability with management.