



**Welcome to Equinox On Lincoln!**

We are excited that you are considering making our townhome community your next home. Our goal is to provide a comfortable and well maintained living experience with clear and transparent communication from the very beginning.

To help you make an informed decision, we have provided the following fee schedule outlining all standard move-in charges, monthly recurring charges, optional add-ons, and other potential fees associated with residency. We believe in full transparency, and this disclosure is intended to clearly explain what costs may apply during your time with us.

If you have any questions about any of the charges listed, including usage-based utilities, optional services, or move-out expectations, our team is happy to review them with you. We look forward to the opportunity to welcome you home.

Fee(s):	Amount	Assessed	Frequency/Due:	Notes:
<b>Move In Charges</b>				
Administration Fee:	\$300.00	Per Townhome	One-Time/At Application	
Application Fee:	\$50.00	Per Applicant	One-Time/At Application	
Security Deposit (Refundable):	\$500-\$3,000	Per Townhome	One-Time/At Move-In	
Utility Set-Up:	\$25.00	Per Townhome	One-Time/At Move-In	
<b>Monthly Charges</b>				
Renters Liability Waiver:	\$15.00	Per Townhome	Monthly	\$100,000 Liability Waiver Only
Amenity and Tech Fee:	\$110.00	Per Townhome	Monthly	
Reimbursed Water:	Usage-Based Billing	Per Townhome	Monthly	
Reimbursed Sewer:	Usage-Based Billing	Per Townhome	Monthly	
Pest Control:	\$3.00	Per Townhome	Monthly	
Trash Service(Dumpster):	Paid to City	Per Townhome	Monthly	City of Idaho Falls
Monthly Utility Service:	\$8.00	Per Townhome	Monthly	
Electric (Townhome)*:	Paid to City	Per Townhome	Monthly	City of Idaho Falls
<b>Add On's</b>				
Rent Credit Reporting	\$8.95/\$14.95*	Per Enrollment	Monthly	*Individual/Household
Pet Fee (Move In):	\$400.00	Per Pet (Max 2*)	One-Time/Move-In	*Upon Approval
Pet Deposit (Move In):	\$100.00	Per Pet (Max 2*)	One-Time/Move-In	*Upon Approval
Pet Fee (Monthly):	\$50.00	Per Pet (Max 2*)	One-Time/Move-In	*Upon Approval
<b>Other</b>				
Late Fee:	10%*	Per Late Payment	Per Late Payment	*Of Rent Charge
Community Transfer Fee:	\$500.00	Per Occurance	Per Occurance	Approval Required
Vacant Service Recovery Fee:	\$50.00	Per Occurance	Per Occurance	
NSF Fee:	\$25.00	Per Occurance	Per Occurance	
Service of Notice Fee:	\$25.00	Per Occurance	Per Occurance	*Failure to pay or lease violatio

**Move-Out & Additional Charges Disclosure**

At the time of move-out, residents may be assessed charges for any unpaid balances, physical damages beyond normal wear and tear, excessive cleaning necessary to return the townhome to rent-ready condition, removal of personal property, or other lease violations identified during the final inspection.

Any applicable charges will be itemized and deducted from the security deposit in accordance with the lease agreement and state law. If charges exceed the security deposit amount, the resident will remain responsible for the outstanding balance.

Fees not specifically listed in this schedule are not automatic charges. Any additional services, optional items, or agreed-upon arrangements would only be assessed if documented in writing and mutually agreed upon by management and the resident.