

HOME STARTS HERE

FEE GUIDE FOR THE RETREAT AT VISTA LAKE

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	per unit/once	required
Application Fee	\$75	per leaseholder/once	required
Security Deposit (Refundable)	\$350	per unit/once	required

ESSENTIALS

Trash Services - Doorstep	\$35	per unit/month	required
Utility - Billing Administrative Fee	\$5	per unit/month	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-\$600.00	per pet/once	optional
Pet Management - Third Party	\$30	per pet/year	optional
Pet Rent	\$25	per pet/month	optional
Rent Service Fee - FL	\$15	per occurrence	optional
Renters Liability/Content - Property Program	usage-based	per unit/month	required

SITUATIONAL FEES

Access Device - Replacement	\$50	per occurrence
Access/Lock Change Fee	\$25.00 - \$50.00	per occurrence
Early Lease Termination/Cancellation	2 months rent	per occurrence/once
Intra-Community Transfer Fee	\$500	per occurrence
Late Fee	\$150	per occurrence
Lease Violation	\$25.00 - \$500.00	per occurrence
Legal/Eviction Fees	TBD	per occurrence
Liquidated Damages	1 months rent	per occurrence/once
Non-Sufficient Funds (NSF)	\$75	per occurrence
Security Deposit - Additional (Refundable)	TBD	per unit/once

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; total security deposit(s) will not exceed any legal maximum. 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. Additional fees may apply in specific situations as detailed in the application and/or lease agreement, which can be requested prior to the application process. All fees are subject to the terms of the application and/or lease. Residents may be responsible for activating and maintaining utility services, including but not limited to electricity, water, gas, and internet, as specified in the lease agreement.

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