

# 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	\$200.00	per unit/once	required
Application Fee	\$75.00	per applicant/once	required
Security Deposit (Refundable)	\$350.00	per unit/once	required

### ESSENTIALS

Renters Liability Insurance - Third Party	varies	per leaseholder/month	required
Trash Services - Doorstep	\$35.00	per unit/month	required
Utility - Billing Administrative Fee	\$5.00	per unit/month	required
Utility - Electric - Third Party	usage-based	per unit/month	required
Utility - Water/Sewer	usage-based	per unit/month	required

### PERSONALIZED ADD-ONS

Cable TV and Internet Services	varies	per unit/month	optional
Pet Fee	\$400.00-\$600.00	per pet/once	optional
Pet Management - Third Party	\$30.00	per pet/lease	optional
Pet Rent	\$25.00	per pet/month	optional

### SITUATIONAL FEES

Access Device - Replacement	\$50.00	per occurrence	
Access Device - Replacement	\$50.00	per occurrence	
Access Device - Replacement	\$50.00	per occurrence/once	
Access/Lock Change Fee	\$25.00-\$50.00	per occurrence	
Early Lease Termination/Cancellation	200.00%	per occurrence	
Intra-Community Transfer Fee	\$500.00	per occurrence	
Late Fee	\$150.00	per occurrence	
Lease Violation	\$25.00-\$500.00	per occurrence	
Legal/Eviction Fees	varies	per occurrence	
Liquidated Damages	100.00%	per occurrence	
Payment Services - Alternative	\$14.99	per occurrence	
Payment Services - Alternative	\$15.00	per occurrence	
Pet Fee - Additional Pet	\$200.00	per pet/animal/once	
Renters Liability Only - Non-Compliance	\$15.00	per occurrence	
Returned Payment Fee (NSF)	\$75.00	per occurrence	
Security Deposit - Additional (Refundable)	varies	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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