No Surprises, No Hidden Fees

Clear, consistent pricing that removes guesswork from your decision. We outline every one-time and monthly fee so you always know what to expect.

Applicant One-Time Fees

Application Fee **$40**
(per applicant; credit, background and income screening)

Holding Fee* **$750**
(applied to your deposit if approved; refundable if denied)

Required Monthly Fees

Valet Trash Service **$21.75**
Door-to-door trash collection service.

Internet Service **$69**
High-speed internet service.

Renters Insurance **$15**
Enrollment in our Get Covered Master Insurance Policy which provides $100,000 general liability and $10,000 personal property coverage. ***Participation is required unless alternative coverage is verified.***

Pets

Monthly Pet Fee **$35**
(if applicable) Recurring monthly fee for an approved pet.

One-Time Pet Deposit **$300**
(if applicable; refundable) Due when a pet is added to the lease.

Poo Prints Enrollment **$65**
(if applicable) Registration for the Poo Prints pet-waste DNA screening service.

Move In Day One-Time Fees

Security Deposit **Varies**
(refundable) May be $750 up to 200% of Base Rent, based on screening results.

Administrative Fee **$250**
Non-screening application processing costs.

Monthly Utility Fees

Utilities - Water/Sewer **Varies**
Per month, required. Varies based on household usage.

Utilities - Electric/Gas **Varies**
Per month, required. Managed directly with the utility provider; amount varies based on household usage.

Utilities - Admin Fee **$4.50**
Fee to cover the non-usage costs associated with utility management.

Utilities - Trash Collection **$17**
Trash and recycling charges paid monthly with rent.

Fees are subject to change.

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Additional charges that may apply during your lease. We outline them here so you always know what to expect.

Payment & Access Fees

Returned Check Fee	**$20**
Charged when a payment is rejected by your financial institution.	
Late Fee	**5% of Base Rent**
Charged per occurrence.	
Lockout Fee	**$50**
Emergency Maintenance assistance for after-hours entry.	
Replacement House/Mail Key	**$5**
Per key.	
Lock Replacement Fee	**$50**
Door-lock replacement, including when keys are not returned at move-out.	
Additional Fob/Remote	**$50**
Per fob or remote.	

Lease Charges

VCR (Vacant Cost Recovery) Fee	**$10**
Per occurrence. Charged when utility service is not maintained, in addition to utility costs for that period.	
Early Termination Fee	**200% of Base Rent**
If applicable.	
Transfer Fee	**75% of Base Rent**
Transfer to another home during the lease term.	
Poo Print Clean Up Fee	**$135**
(if applicable) Charged per occurrence for pet-waste clean-up verified by DNA screening through Poo Prints.	

Optional Services

Pack n' Go - 1 Bedroom	**$410**
Pack n' Go - 2 Bedroom	**$450**
Pack n' Go - 3 Bedroom	**$490**
Pack n' Go - 4 Bedroom	**$530**
Optional flat-rate move-out service covering standard cleaning and related services.	
Clubhouse Rental Fee	**$150**
Private clubhouse reservation; extended rentals may have additional charges.	
Handyman Service	**$50/hour**
Personal assistance such as furniture assembly or mounting TVs or drapes; painting is not provided.	

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