



STANDARD FEES LIST

APPLICATION / ADMIN FEES

Application Fee: \$50 (per person, non-refundable)

*Administration Fee: \$150. **Current special: waived admin fee!***

Application Deposit (Holding Fee): 50% of one month's rent

- * Applies to move-in dates > 30 days after application
- * Will be applied to the first month's rent

SECURITY DEPOSITS

We offer two options for your security deposit:

- 1) Zero Security Deposit option: deposit waiver fee of \$38 monthly
- 2) Refundable Security Deposit option: standard deposit equal to 1-month's rent (paid prior to move-in)

Additional "Risk Fee" (non-refundable) may apply, starting at \$300 (paid prior to move-in)

UTILITY CHARGES AND INFORMATION

Electric: resident's responsibility. Must be turned on prior to move in Gas: allocated (billed by property, paid to property, variable)

Water/Sewer: allocated (billed by property, paid to property, variable)

Trash: \$18 per month

Pest Control: \$9 per month

Convergent Billing Fee: \$5 per month

Internet/Cable: resident's responsibility (not included in utility packages)

PET FEES AND INFORMATION

Pet Fee: \$300 per pet (non-refundable)

Pet Rent: \$25 per pet (monthly)

Residents bringing animals/pets with them must complete a profile for each animal/pet through PetScreening.com. A recent photo and veterinarian record certifying age, weight, and shot record are required prior to final approval. There can be a maximum of 2 pets per apartment. No aggressive breeds. The maximum adult weight is 50 pounds.

PARKING

Residents are able to park in open parking spots in the community's parking lots for FREE.

RENTER'S INSURANCE

All residents are required to maintain renter's insurance for the duration of their lease. To ensure continuous coverage, a standard renter's insurance policy will be automatically provided and billed by the property at a rate of \$20 per month.



APPLICATION PROCESS GUIDE

We are happy and excited that you plan to join our wonderful community. Please follow the steps below to ensure a smooth transition. All documents must be submitted, and all fees must be paid to process your application.

Complete Your Application Online

Please apply on our website (see bottom of this document). Select “Apply Now” in the top right corner. We can also assist you with your application in the office. Ensure you have completely filled out the entire application, including the payment at the end. If you need help with your application, please text or call us at the number below. Our leasing professionals and leasing team are always here to help.

Verification of Identification

This Community utilizes Precise ID to verify identity through a multi-factor process. Precise ID may be able to verify your identity passively in the background without you needing to take action. In some cases, you may receive an email, which may include a single-use authentication code sent to your cell phone and/or a series of authentication questions. This process is time-sensitive and must be completed within 10 minutes of starting the process. Further verification may need to be presented before application approval.

Verification Income / Employment

All applicants will be required to produce verifiable proof of income to be provided.

We will ask you to upload your paycheck stubs (*4 most recent weeks*) or bank statements (*2 most recent months*) to a third-party vendor (Snappt) to verify authenticity. Applicants starting a new job may provide an offer letter, but PDF earnings statements for the prior employer (if applicable) or PDF bank statements covering the 2 most recent months will also be required. *You will need to complete this within 3 days after submitting your application.*

IMPORTANT: *the PDF documents must be the ORIGINAL document obtained/downloaded from your employer’s payroll system or online banking system. No screenshots or “PRINT TO PDF”. Providing clear and legible documents will help your application process move smoothly and quickly*

If you need assistance with this process, please reach out to one of our team members.

Verification of Rental History

Our leasing team will verify your prior rental history. If you do not have any prior rental history, a risk fee may apply. Our leasing team will request the email and phone number for your current and/or prior rental.

All documents must be submitted in order to process your application.



You've Been Approved! Next Steps

All steps below must be completed prior to move-in. Please contact us if you have any questions.

STEP 1: Security Deposit / Deposit Waiver Fee

Your leasing professional or community manager will contact you directly about your security deposit. Please let them know if you will be selecting:

- Zero Deposit option (monthly deposit waiver fee) OR
- Refundable security deposit option (*must be paid in full with certified funds - money order or cashier's check - prior to move-in*).

STEP 2: Pet Screening

You should have received an email from PetScreening already (if you did not, please let us know). All residents must complete a profile with PetScreening, even if you do not have a pet. If you do not have a pet, complete the "No Pet" profile. If you do have pet(s), please complete 1 profile for each pet. This must be completed prior to move-in.

STEP 3: Renters Insurance

All residents are required to maintain renter's insurance for the duration of their lease. To ensure continuous coverage, a standard renter's insurance policy will be automatically provided and billed by the property at a rate of **\$20 per month**. This charge will appear as a recurring fee on your monthly statement.

Residents who wish to obtain additional protection for their personal belongings may purchase supplemental renter's insurance through a provider of their choice. While the property-issued policy meets the minimum liability requirements, residents are encouraged to explore additional coverage options to fully protect their personal contents and valuables.

STEP 4: Set Up Electricity

You will need to set up electricity in your name for your new apartment home prior to moving in. Let the utility company know that you will move in on your specific move-in date and unit address. **You must provide us proof that electricity has been turned on in your unit, prior to receiving keys.** Please contact us if you have any questions.



STEP 5: Sign Lease Contract

Sign the lease contract once it is sent to your email.

STEP 6: First Payment

We will communicate with you a few days before your move-in date about the specific amount you will need to bring in - with a Money Order or Cashier's Check on your move-in date. If you have not heard from us prior to your move-in date, please give us a call for your move-in first payment amount.

STEP 7: Resident Portal App

Download the Resident Portal app on your phone through your App Store. This is how you pay your monthly rent and submit maintenance requests.

MOVE-IN DAY: please communicate with us and schedule a move-in time **after 1 PM**.