

# HOME STARTS HERE

## FEE GUIDE FOR HILLSIDE RANCH

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



Application Fee	\$35.00	per resident/once	required
Administrative Fee	\$115.00	per resident/once	required
Community Amenity Fee	\$75.00	per resident/once	required

### ESSENTIALS



Electric	usage-based	per resident/installment	required
Water/Sewer	usage-based	per resident/installment	required
Trash Administration Fee	\$3.00	per resident/installment	required
Trash Services - Hauling	\$10.00	per resident/installment	required
Utility - Billing Administrative Fee	9%	per resident/installment	required
Pest Control Services	\$2.00	per resident/installment	required

### PERSONALIZED ADD-ONS



Pet Rent	\$25.00	per pet/installment	optional
Pet Fee	\$250.00	per pet/once	optional
Furniture Rental	\$20.00-\$50.00	per resident/installment	optional
Renters Liability Only - Non-Compliance	\$10.75	per resident/installment	optional
Renters Liability/Content - Property Program	\$14.50	per resident/installment	optional

### SITUATIONAL FEES



Access Fee - After Hours	\$35.00	per occurrence
Access Device - Replacement	\$25.00	per occurrence
Reletting Fee	85%	per occurrence
Non-Sufficient Funds (NSF)	\$35.00	per occurrence
Late Fee	9.99%	per occurrence
Lease Violation	varies	per occurrence
Utility-Vacant Processing Fee	\$50.00	per occurrence
Pet/Animal Lease Violation	\$100.00	per occurrence
Intra-Community Transfer Fee	\$300.00	per occurrence
Payment Services - Third Party	varies	per occurrence

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.  
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.

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