

# Fee Guide: Highlands Lodge



This guide lists the potential fees you may encounter as a current or future resident. If you have any questions, please contact the leasing office.

## Application Fees

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<b>Administrative Fee</b>	<b>\$225</b>
Amount to process application, initiate screening, and take a rental home off the market.	Per unit/one-time · Required · Refundable

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<b>Application Fee</b>	<b>\$55</b>
Amount to process application, initiate screening, and take a rental home off the market.	Per applicant/one-time · Required

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## Move-in Fees

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<b>Security Deposit</b>	<b>\$500</b>
\$500 - 2 month's rent Based on screening results.	Per unit/one-time · Required · Refundable

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<b>Utility Start Up Fee</b>	<b>Varies</b>
Amount to start management of utility services billing. Based on usage.	Per unit/one-time · Required

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## Monthly Fees

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<b>Amenity Fee</b>	<b>\$65</b>
Amount due for community amenities.	Per unit/monthly · Required

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<b>Common Area Electric</b>	<b>Varies</b>
Amount due electric in the common areas and amenities. Based on usage.	Per unit/monthly · Required

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<b>Electric</b>	<b>Varies</b>
Amount due to electric company for power in your apartment. Based on usage.	Per unit/monthly · Required

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<b>Monthly Utility Fee</b>	<b>Varies</b>
Amount to manage utility services billing. Based on usage.	Per unit/monthly · Required

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<b>Pest Control Fee</b>	<b>\$4</b>
Amount due for pest control services	Per unit/monthly · Required

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<b>Trash</b>	<b>Varies</b>
Amount for shared trash/waste services. Based on usage.	Per unit/monthly · Required

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<b>Water</b>	<b>Varies</b>
Amount for provision and/or consumption of water and sewer services Based on usage.	Per unit/monthly · Required

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## Optional Fees

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Attached Single Car Garage	<b>\$160</b> Per parking/monthly · Optional
Attached Two Car Garage	<b>\$250</b> Per parking/monthly · Optional
Carport	<b>\$50</b> Per parking/monthly · Optional
Pet Rent Price varies	<b>\$45</b> Per cat/monthly · Optional
Pet Fee Price varies	<b>\$400</b> Per cat/one-time · Optional
Detached Garage	<b>\$85</b> Per parking/monthly · Optional
Pet Rent Price varies	<b>\$45</b> Per dog/monthly · Optional
Pet Fee Price varies	<b>\$400</b> Per dog/one-time · Optional
Pet Screening Fee	<b>\$25</b> Per pet/one-time · Optional
Positive Credit Reporting	<b>\$14.95</b> Per unit/monthly · Optional
Reserved Parking	<b>\$35</b> Per parking/monthly · Optional
Storage	<b>\$60</b> Per storage/monthly · Optional
Utility Fee - Vacant Service Fee	<b>\$50</b> Per unit/monthly · Optional

## Situational Fees

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<b>Final Utility Fee</b> Amount for the final utility bill to be processed. Based on usage.	<b>Varies</b> Per occurrence - Required
<b>Force Placed Insurance</b>	<b>\$55</b> Per occurrence
<b>Insufficient Funds Fee</b>	<b>\$30</b> Per occurrence
<b>Late Rent Fee</b> \$75 on late day, \$10 extra per day late.	<b>\$75</b> Per occurrence
<b>Lease Break Fee</b>	<b>200% of rent</b> Per occurrence
<b>Notice Fee</b> Amount due upon giving your notice to vacate.	<b>\$35</b> Per occurrence - Required
<b>Pet Registration Violation</b>	<b>\$200</b> Per pet/one-time
<b>Pet Waste Violation</b>	<b>\$150</b> Per pet/one-time
<b>Reinstatement Fee</b> Amount due upon reinstating your lease after giving notice.	<b>\$200</b> Per occurrence
<b>Remote/FOB Replacement Fee</b>	<b>\$50</b> Per occurrence
<b>Transfer Fee</b>	<b>\$500</b> Per transfer/one-time

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