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

Administrative Fee Amount to process application, initiate screening, and take a rental home off the market.	**$225** Per unit/one-time · Required · Refundable
Application Fee Amount to process application, initiate screening, and take a rental home off the market.	**$55** Per applicant/one-time · Required

Move-in Fees

Security Deposit $500 - 2 month's rent Based on screening results.	**$500** Per unit/one-time · Required · Refundable
Utility Start Up Fee Amount to start management of utility services billing. Based on usage.	**Varies** Per unit/one-time · Required

Monthly Fees

Amenity Fee Amount due for community amenities.	**$65** Per unit/monthly · Required
Common Area Electric Amount due electric in the common areas and amenities. Based on usage.	**Varies** Per unit/monthly · Required
Electric Amount due to electric company for power in your apartment. Based on usage.	**Varies** Per unit/monthly · Required
Monthly Utility Fee Amount to manage utility services billing. Based on usage.	**Varies** Per unit/monthly · Required
Pest Control Fee Amount due for pest control services	**$4** Per unit/monthly · Required
Trash Amount for shared trash/waste services. Based on usage.	**Varies** Per unit/monthly · Required
Water Amount for provision and/or consumption of water and sewer services Based on usage.	**Varies** Per unit/monthly · Required

Optional Fees

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

Situational Fees

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