

# Fee Guide: Overlook at Sunset Point



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	<b>\$200</b>
Amount to process application, initiate screening, and take a rental home off the market.	Per unit/one-time · Required · Refundable
Application Fee	<b>\$40</b>
Amount to process application, initiate screening, and take a rental home off the market.	Per applicant/one-time · Required

## Move-in Fees

Key Deposit	<b>\$25</b>
Amount due for your keys or fobs.	Per occurrence · Required · Refundable
Security Deposit	<b>\$250</b>
\$250 - 2 month's rent Based on screening results.	Per unit/one-time · Required · Refundable
Utility Start Up Fee	<b>\$30</b>
Amount to start management of utility services billing.	Per unit/one-time · Required

## Monthly Fees

Common Area Electric	<b>Varies</b>
Amount due electric in the common areas and amenities. Based on usage.	Per unit/monthly · Required
Electric	<b>Varies</b>
Amount due to electric company for power in your apartment. Based on usage.	Per unit/monthly · Required
Internet Fee	<b>\$40</b>
Amount due for internet monthly.	Per unit/monthly · Required
Monthly Utility Fee	<b>\$10</b>
Amount to manage utility services billing.	Per unit/monthly · Required
Package Convenience Fee	<b>\$6</b>
Amount for package services.	Per unit/monthly · Required
Property Tax	<b>\$14.50</b>
Amount due for property taxes.	Per unit/monthly · Required
Trash	<b>\$14.50</b>
Amount for shared trash/waste services.	Per unit/monthly · Required
Water	<b>Varies</b>
Amount for provision and/or consumption of water and sewer services Based on usage.	Per unit/monthly · Required

## Optional Fees

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Pet Rent	<b>\$35</b>
Starting at \$35 - can range up to \$45 per pet	Per cat/monthly · Optional
Pet Fee	<b>\$300</b>
Starting at \$300 - can range up to \$400 per pet	Per cat/one-time · Optional · Refundable
Pet Rent	<b>\$35</b>
Starting at \$35 - can range up to \$45 per pet	Per dog/monthly · Optional
Pet Fee	<b>\$300</b>
Starting at \$300 - can range up to \$400 per pet	Per dog/one-time · Optional · Refundable
Parking	<b>\$30</b>
	Per parking/monthly · 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>\$20</b>
	Per parking/monthly · Optional
Utility Fee - Vacant Service Fee	<b>\$50</b>
	Per unit/monthly · Optional

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## Situational Fees

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Final Utility Fee	<b>\$10</b>
Amount for the final utility bill to be processed.	Per occurrence · Required
Force Placed Insurance	<b>\$55</b>
	Per occurrence
Insufficient Funds Fee	<b>\$25</b>
	Per occurrence
Late Rent Fee	<b>10% of rent</b>
	Per occurrence
Lease Break Fee	<b>200% of rent</b>
	Per occurrence
Transfer Fee	<b>\$500</b>
	Per transfer/one-time