

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

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

Move-in Fees

Key Deposit	\$25
Amount due for your keys or fobs.	Per occurrence · Required · Refundable

Security Deposit	\$250
\$500 - 2 month's rent Based on screening results.	Per unit/one-time · Required · Refundable

Utility Start Up Fee	\$30
Amount to start management of utility services billing.	Per unit/one-time · Required

Monthly Fees

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

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

Internet Fee	\$40
Amount due for internet monthly.	Per unit/monthly · Required

Monthly Utility Fee	\$10
Amount to manage utility services billing.	Per unit/monthly · Required

Package Convenience Fee	\$6
Amount for package services.	Per unit/monthly · Required

Property Tax	\$14.50
Amount due for property taxes.	Per unit/monthly · Required

Trash	\$14.50
Amount for shared trash/waste services.	Per unit/monthly · Required

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

Optional Fees

Pet Rent Starting at \$35 - can range up to \$45 per pet	\$35 Per cat/monthly · Optional
Pet Fee Starting at \$300 - can range up to \$400 per pet	\$300 Per cat/one-time · Optional
Pet Rent Starting at \$35 - can range up to \$45 per pet	\$35 Per dog/monthly · Optional
Pet Fee Starting at \$300 - can range up to \$400 per pet	\$300 Per dog/one-time · Optional
Pet Screening Fee	\$25 Per pet/one-time · Optional
Positive Credit Reporting	\$14.95 Per unit/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.	\$10 Per occurrence · Required
Force Placed Insurance	\$55 Per occurrence
Insufficient Funds Fee	\$25 Per occurrence
Late Rent Fee	10% of rent Per occurrence
Lease Break Fee	200% of rent Per occurrence
Transfer Fee	\$500 Per transfer/one-time