

HOME STARTS HERE

FEE GUIDE FOR SAN MIGUEL

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	\$75.00	per leaseholder/once	required
Holding Deposit (Refundable)	\$150.00	per unit/once	required
Security Deposit (Refundable)	100% of 1 month's rent	per unit/once	required
Security Deposit Alternative	varies	per unit/once or monthly	optional

ESSENTIALS

Package Services	\$17.00	per unit/month	required
Pest Control Services	\$5.00	per unit/month	required
Trash Administrative Fee	varies	per unit/month	required
Trash Services - Doorstep	\$35.00	per unit/month	required
Trash Services - Hauling	usage-based	per unit/month	required
Utility - Electric - Third Party	usage-based	per unit/month	required
Utility - Stormwater/Drainage Admin Fee	varies	per unit/month	required
Water/Sewer	usage-based	per unit/month	required

PERSONALIZED ADD-ONS

Parking - Covered	\$75.00	per rentable item/month	optional
Parking - Garage	\$100.00	per rentable item/month	optional
Parking - Reserved	\$55.00	per rentable item/month	optional
Payment Services - Third Party	\$14.99	per occurrence/month	optional
Pet Fee	\$400.00	per pet/once	optional
Pet Management - Third Party	\$25.00 - \$30.00	per pet/lease	optional
Pet Rent	\$15.00	per pet/month	optional
Positive Credit Reporting Services	\$4.95	per resident/month	optional
Renters Liability/Content - Property Program	\$19.00	per unit/month	optional
Storage Space Rental	\$45.00	per rentable item/month	optional

SITUATIONAL FEES

Access Device - Replacement	varies	per occurrence
Access/Lock Change Fee	\$50.00	per occurrence
Early Lease Termination/Cancellation	200% of 1 month's rent	per occurrence
Intra-Community Transfer Fee	\$500.00	per occurrence
Late Fee	9.99% of 1 month's rent	per occurrence
Lease Violation	varies	per occurrence
Legal/Eviction Fees	varies	per occurrence
Liquidated Damages	\$100.00	per occurrence
Non-Sufficient Funds (NSF)	\$75.00	per occurrence
Parking - Third Party	varies	per occurrence
Pet/Animal - Lease Violation	\$100.00	per occurrence
Reletting Fee	85% of one month's rent	per occurrence
Renters Liability Only - Non-Compliance	\$19.00	per occurrence
Trash Container - Replacement	\$25.00	per occurrence
Utility - Vacant Cost Recovery	usage-based	per occurrence
Utility - Vacant Processing Fee	\$50.00	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; total security deposit(s) will not exceed any legal maximum. 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. Additional fees may apply in specific situations as detailed in the application and/or lease agreement, which can be requested prior to the application process. All fees are subject to the terms of the application and/or lease. Residents may be responsible for activating and maintaining utility services, including but not limited to electricity, water, gas, and internet, as specified in the lease agreement.

Date of Issuance:
11/15/2024

