

HOME STARTS HERE

FEE GUIDE FOR COPPERWOOD

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	\$50.00	per applicant/once	required
Holding Deposit (Refundable)	\$250.00	per unit/once	required
Security Deposit (Refundable)	\$1,000.00	per unit/once	required

ESSENTIALS

Common Area - Electric	usage-based	per unit/month	required
Common Area - Gas	usage-based	per unit/month	required
Media Package	\$105.00	per unit/month	required
Parking	\$10.00-\$20.00	per vehicle/month	required
Pest Control Services	\$4.00	per unit/month	required
Renters Liability Insurance - Third Party	varies	per leaseholder/month	required
Trash Services - Doorstep	\$25.00	per unit/month	required
Trash Services - Hauling	\$17.00	per unit/month	required
Utility - Billing Administrative Fee	\$8.00	per unit/month	required
Utility - Electric - Third Party	usage-based	per unit/month	required
Utility - Final Bill Fee	\$13.00	per unit/once	required
Utility - Natural Gas - Third Party	usage-based	per unit/month	required
Utility - New Account Fee	\$25.00	per unit/once	required
Utility - Sewer	usage-based	per unit/month	required
Utility - Water/Sewer	usage-based	per unit/month	required

PERSONALIZED ADD-ONS

Internet Services	\$20.00-\$50.00	per unit/month	optional
Parking - Covered	\$40.00	per rentable item/month	optional
Parking - Garage	\$100.00	per rentable item/month	optional
Pet Fee	\$300.00	per occurrence	
Pet Rent	\$50.00	per pet/month	

SITUATIONAL FEES

Access Device - Replacement	\$50.00	per device/once	
Access/Lock Change Fee	\$50.00	per occurrence	required
Early Lease Termination/Cancellation	200.00%	per occurrence	
Intra-Community Transfer Fee	\$250.00-\$1,000.00	per occurrence	
Late Fee	10.00%	per occurrence	
Lease Violation	\$25.00-\$500.00	per occurrence	
Legal/Eviction Fees	\$30.00	per occurrence	
Renters Liability Only - Non-Compliance	\$19.00	per occurrence	
Returned Payment Fee (NSF)	\$20.00	per occurrence	
Security Deposit - Additional (Refundable)	200.00%	per unit/once	
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.

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