

Fee Guide

Move-In Basics

Administrative Fee Amount to facilitate move-in process for a resident.	\$250	Per Unit	One-Time/At Application	Required
Application Fee Amount to process application, initiate screening, and take a rental home off the market.	\$100	Per Leaseholder	One-Time/At Application	Required
Security Deposit (Refundable)⁹ Amount intended to be held through residency that may be applied toward amounts owed at move-out. Refunds processed per application and lease terms.	\$1000-1500	Per Unit	One-Time/At Application	Situational

Essentials

Internet Services Internet services in rental home.	\$80	Per Unit	Monthly	Required
Community Amenity Fee⁹ Amount for community amenity use and services.	\$150-\$250	Per Unit	Monthly	Required
Pest Control Services Amount for pest control services.	\$10	Per Unit	Monthly	Required
Renters Liability Insurance - Third Party² Amount for renters liability insurance coverage.	Varies	Per Leaseholder	Monthly	Required
Trash Administrative Fee Amount to manage trash service billing.	\$3	Per Unit	Monthly	Required
Utility - Trash Amount to manage trash service billing.	\$3	Per Unit	Monthly	Required
Utility - Billing Administrative Fee Amount to manage utility services billing.	Allocation-Based	Per Unit	Monthly	Required
Utility - Electric Amount for provision and consumption of electricity.	Usage-Based	Per Unit	Monthly	Required
Utility - Gas Amount for provision and consumption of natural gas.	Usage-Based	Per Unit	Monthly	Required
Utility - Stormwater/Drainage Admin Fee Amount to manage drainage billing.	Usage-Based	Per Unit	Monthly	Required
Utility - Water/Sewer Amount for provision and/or consumption of water and sewer services	Usage-Based	Per Unit	Monthly	Required
Utility - Boiler Amount for boiler service.	\$16.45	Per Unit	Monthly	Required

Personalized Add-Ons

Parking³³ Amount for parking space/services. May be subject to availability.	\$150-\$350	Per Rentable Item	Monthly	Optional
Pet Fee Amount to facilitate authorized pet move-in.	\$400	Per Pet/Animal	One-Time/At Move-in	Optional
Pet Rent Monthly amount for authorized pet.	\$30	Per Pet/Animal	Monthly	Optional

Prices subject to change daily with or without notice. Prices saved as a quote to a guest card are valid for 48-hours after being generated. Paseo is a 100% non-smoking community.



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Personalized Add-Ons (Cont.)

Renters Liability/Content - Property Program Amount to participate in the property Renters Liability Program.	\$14.50	Per Leaseholder	Monthly	Optional
Storage Space Rental³² Amount for usage of optional storage space. May be subject to availability.	\$150 - \$325	Per Rentable Item	Monthly	Optional

Situational

Access Device - Replacement Amount to obtain a replacement access device for community; fobs, keys, remotes, access passes.	\$150	Per Device	Per Occurrence	Situational
Early Lease Termination/Cancellation Amount to terminate lease earlier than lease end date; excludes rent and other charges.	200%	Per Occurrence	Per Occurrence	Situational
Intra-Community Transfer Fee Amount due when transferring to another rental unit within community.	\$2000	Per Occurrence	Per Occurrence	Situational
Late Fee Amount for paying after rent due date; per terms of lease.	9.99%	Per Unit	Per Occurrence	Situational
Lease Violation⁸ Amount for violation of community policies and/or per lease terms.	Varies	Per Occurrence	Per Occurrence	Situational
Legal/Eviction Fees⁹ Amount for legal expenses incurred for lease violations.	Varies	Per Occurrence	Per Occurrence	Situational
Package Services - Violation⁴² Amount for package service violations.	\$150 - \$300	Per Occurrence	Per Occurrence	Situational
Reletting Fee Marketing fee related to early lease termination; excludes rent and other charges.	85%	Per Occurrence	Per Occurrence	Situational
Renters Liability Only - Non-Compliance Amount for not maintaining required Renters Liability Policy.	\$10.75	Per Unit	Per Occurrence/Monthly	Situational
Returned Payment Fee (NSF) Amount for returned payment.	\$30.00	Per Occurrence	Per Occurrence	Situational
Security Deposit - Additional (Refundable)³⁵ Amount for returned payment.	Varies	Per Unit	One-Time/At Move-in	Situational

All fees paid to property unless indicated by <> symbol. Unless a fee is explicitly identified as refundable, all fees are non-refundable. 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.

- 2 Price varies based on amount of coverage.
- 8 Price varies based on event type.
- 9 Price varies based on floor plan type/size.
- 32 Price varies based on rentable item size.
- 33 Price varies based on rentable item type.
- 35 Price varies based on screening conditions.
- 42 Price varies based on type of non-compliance.

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