

Eagle Ridge

Schedule of Fees

Transaction Description	Frequency	Charge Type	
Required Fees			
Application Fee	One-Time	Required	\$24.00
Administration Fee	One-Time	Required	\$10.00
Application Deposit	One-Time	Required	\$299.00
Amenity Fee	One-Time or Annual	Required	N/A
Package Services	One-Time	Required	N/A
Utility Responsibility and Related Fees			
Common Area Electric	Monthly	Required	Allocated
Common Area Gas	Monthly	Required	Allocated
Conservice Account Activation Fee	One-Time	Required	\$10.00
Conservice Account Billing Service Fee	Monthly	Required	\$4.00
Conservice Account Final Bill Fee	One-Time	Required	\$15.00
Electric	Monthly	Required	Directly metered
Gas	Monthly	Required	Directly metered
Metergy Account Activation Fee	One-Time	Required	\$15.00
Metergy Account Administration Fee	Monthly	Required	\$7.45
Metergy Account Final Bill Fee	One-Time	Required	\$10.00
Pest Control	Monthly	Required	\$2.00
Sewer	Monthly	Required	Allocated
Stormwater	Monthly	Required	Allocated
Trash	Monthly	Required	Allocated
Valet Trash	Monthly	Required	N/A
Water	Monthly	Required	Allocated
Optional Fees			
Fitness Center	One-Time	Rentable	N/A
Renter's Liability Insurance (If proof of third-party coverage is not provided. This only applies to market and market voucher residents)*	Monthly	Rentable	\$15.00
Parking	Monthly	Rentable	Detached Garage \$100.00
Pet Rent	Monthly	Rentable	\$35.00
Spa Membership	N/A	Rentable	N/A
Storage (Bike)	Monthly	Rentable	N/A
Storage (Lockers)	Monthly	Rentable	N/A
Administrative and Lease Violation Fees			
Lease Buyout/Early Termination Fee	One-Time	Rentable	1 month's rent
Key Replacement	As Needed	Lease Violation Charge	\$5.00
Late Charge	As Needed	Lease Violation Charge	5%
Lease Modification	As Needed		N/A
Lock Out Fees	As Needed	Lease Violation Charge	\$100.00
Reletting Fee	As Needed	Lease Violation Charge	N/A
Renter's Liability Insurance Non Compliance	As Needed	Lease Violation Charge	\$15.00

NSF Check Fee	As Needed	Lease Violation Charge	\$20.00
Smoking Violation	As Needed	Lease Violation Charge	N/A
Transfer Fee	As Needed	Required	\$500.00
Moving Made Easy (This is a convenience service offered only in available regions)	One-Time	Rentable	N/A
Non-Refundable Pet Fee	One-Time	Rentable	\$300.00
Amenity Tech Package (Internet)	Monthly	Rentable	\$25.00
Washer/Dryer	Monthly	Rentable	N/A
Insufficient Notice Fee	As Needed	Lease Violation Charge	N/A - lease renews for MTM term
Utilities Not Transferred	As Needed	Lease Violation Charge	\$20.00
Trash Violation	As Needed	Lease Violation Charge	N/A
Unauthorized Pet	As Needed	Lease Violation Charge	N/A

* Residents who fail to provide proof of coverage will be automatically enrolled in the Property's insurance policy at the specified monthly rate. For more information, please refer to the Insurance Lease Addendum.

This Schedule of Fees may not include all fees and expenses you may incur during your tenancy. It does not include charges you may bear responsibility for in the event of a breach of your Lease. Such charges might include but are not limited to late fees, charges for violations of community rules, damage charges, reasonable attorney's fees and other costs incurred in the event of a breach of your Lease. If you have received a concession, please note that a breach of your Lease may require you to pay back the value of the concession. This Schedule of Fees is subject to change from time to time, as permitted under the Lease and applicable law.