Eagle Ridge

Schedule of Fees

olding Fee One-Time Required \$170 ecurity Deposit One-Time Required \$129 dministration Fee Monthly Required \$129 dministration Fee One-Time Required \$10 **Tomoservice Account Activation Fee One-Time Required \$10 conservice Account Activation Fee Monthly Required \$55 conservice Admin Fee Monthly Required \$55 conservice Move Out Service Fee One-Time Required \$10 electric Monthly Required Directly Metered lass Monthly Required Directly Metered as Monthly Required Directly Metered water Monthly Required Allocated by Occupant Advancer Monthly Required Allocated by Occupant as Monthly Required S5 ulk Internet Monthly Required \$55 ulk Internet Monthly Required \$38.50 mart Hone Technology Monthly Required \$38.50 mart Hone Technology Monthly Rentable \$15 et Deposit Monthly Rentable \$300 et Rent (Per Pet) Monthly Rentable \$300 et Rent (Per Pet) Monthly Rentable \$35 et Reposit Monthly Rentable \$35 et Rentable \$35 e	Transaction Description	Frequency	Required/Rentable	Eagle Ridge
olding Fee One-Time Required \$170 ecurity Deposit One-Time Required \$129 dministration Fee Monthly Required \$129 dministration Fee One-Time Required \$10 **Tomoservice Account Activation Fee One-Time Required \$10 conservice Account Activation Fee Monthly Required \$55 conservice Admin Fee Monthly Required \$55 conservice Move Out Service Fee One-Time Required \$10 electric Monthly Required Directly Metered lass Monthly Required Directly Metered as Monthly Required Directly Metered water Monthly Required Allocated by Occupant Advancer Monthly Required Allocated by Occupant as Monthly Required S5 ulk Internet Monthly Required \$55 ulk Internet Monthly Required \$38.50 mart Hone Technology Monthly Required \$38.50 mart Hone Technology Monthly Rentable \$15 et Deposit Monthly Rentable \$300 et Rent (Per Pet) Monthly Rentable \$300 et Rent (Per Pet) Monthly Rentable \$35 et Reposit Monthly Rentable \$35 et Rentable \$35 e		Required Fees		
ecurity Deposit One-Time Required \$129 dministration Fee Utility Responsibility and Related Fees Utility Responsibility and Related Fees Unservice Account Activation Fee One-Time Required \$10 dones vice Admin Fee Monthly Required \$5 dones vice Admin Fee Monthly Required \$5 dones vice Admin Fee One-Time Required \$10 detertic Monthly Required Directly Metered as Monthly Required Directly Metered as Monthly Required Directly Metered as Monthly Required Allocated by Occupant as Monthly Required Allocated Devocupant as Monthly Required S5 dulk Internet Monthly Required \$38.50 dones the Monthly Required \$38.50 dones the Monthly Required \$25 dones the Monthly Required \$38.50 dones the Monthly Reputired \$38.50 dones the Monthly Reputi	Application Fee	One-Time	Required	\$24
Idministration Fee Monthly Required \$10 Utility Responsibility and Related Fees Conservice Account Activation Fee One-Time Required \$10 Conservice Admin Fee Monthly Required \$5 Conservice Move Out Service Fee One-Time Required \$10 Detection Monthly Required Directly Metered Also and Monthly Required Allocated by Occupant Vater Monthly Required Allocated by Occupant Vater Monthly Required Allocated Per Unit Vater Monthly Required \$5 Value Internet Monthly </td <td>Holding Fee</td> <td>One-Time</td> <td>Required</td> <td>\$170</td>	Holding Fee	One-Time	Required	\$170
Utility Responsibility and Related Fees Ionservice Account Activation Fee One-Time Required S5 Ionservice Admin Fee Monthly Required S5 Ionservice Move Out Service Fee One-Time Required S10 Identified Monthly Required Directly Metered Identified Monthly Required Directly Metered Identified Monthly Required Directly Metered Identified Monthly Required Allocated by Occupant Identified Monthly Required Allocated by Occupant Identified Monthly Required Allocated by Occupant Identified Monthly Required Allocated Per Unit Identified Monthly Required S5 Identified Monthly Required S38.50 Identified Monthly Rentable S40.00 Identified Monthly Rentable S40.00 Identified Monthly Rentable S58.50 Identified Monthly Reputer Reputer Reserved Rease Violation Charge S40.00 Identified Monthly Reputer Reputer Reserved Rease Violation Charge S40.00 Identified Monthly Reputer Repu	Security Deposit	One-Time	Required	\$129
Tonservice Account Activation Fee Monthly Required S5 Nonservice Admin Fee Monthly Required S5 Nonservice Move Out Service Fee One-Time Required S5 Nonservice Move Out Service Fee One-Time Required S10 Nonthly Required Directly Metered Is Monthly Required Allocated by Occupant Is Monthly Required S5 Nonthly Required S38.50 Monthly Required S25 Nonthly Rentable S30 Nonthly Rentable S30 Nonthly Rentable S30 Nonthly Rentable S35 Nonthly Rentab	Administration Fee	Monthly	Required	\$10
Monthly Required \$5 conservice Move Out Service Fee One-Time Required \$10 letertic Monthly Required Directly Metered Monthly Required Directly Metered Directly Metered Monthly Required Directly Metered Directly Metered Monthly Required Directly Metered Monthly Required Allocated by Occupant Monthly Required Allocated by Occupant Monthly Required Allocated by Occupant Monthly Required Allocated Per Unit Monthly Required Solution Fee Monthly Rentable Solution Fee Representation Fee Monthly Rentable Solution Fee Representation Fee Required Solution Fee Required Solution Fee Required Solution Fee R	Util	lity Responsibility and F	Related Fees	
Allocated by Occupant working the fee of the feet of t	Conservice Account Activation Fee	One-Time	Required	\$10
Rectric Monthly Required Directly Metered as Monthly Required Directly Metered as Monthly Required Directly Metered as Monthly Required Allocated by Occupant Monthly Required Allocated by Occupant are were Monthly Required Allocated by Occupant are has sociation Fee Monthly Required Allocated Per Unit association Fee Monthly Required \$5 stulk Internet Monthly Required \$33.50 was sociation Fee Monthly Required \$33.50 was sociation Fee Monthly Required \$25 was sociation Fee Monthly Required \$25 was sociation Fee Monthly Rentable \$15 was sociation Fee Monthly Rentable \$300 was sociation Fee Monthly Rentable \$300 was sociation Fee Monthly Rentable \$300 was sociation Fee Monthly Rentable \$35 was sociated by sociated by sociation Fee Monthly Rentable \$35 was sociated by sociated by sociation Fee Monthly Rentable \$35 was sociated by sociation Fee Monthly Rentable \$35 was sociated by sociation Pee Monthly Rentable \$35 was sociated by sociation Pee Work Reputation Pee Work Rep	Conservice Admin Fee	Monthly	Required	\$5
Monthly Required Directly Metered Mater Monthly Required Allocated by Occupant Monthly Required Allocated Per Unit Monthly Required S5 Worthly Required S38.50 Monthly Required S38.50 Monthly Required S25 Worthly Rentable S15 Worthly Rentable S15 Worthly Rentable S300 Wonthly Rentable S300 Wonthly Rentable S300 Wonthly Rentable S35 Worthly Rentable S35	Conservice Move Out Service Fee	One-Time	Required	\$10
Matter Monthly Required Allocated by Occupant Monthly Required Allocated by Occupant Monthly Required Allocated by Occupant Monthly Required Allocated Per Unit Monthly Required S5 with Internet Monthly Required S38.50 mart Home Technology Monthly Required S25 Monthly Required S25 Monthly Required S25 Monthly Required S25 Monthly Rentable S15 Monthly Rentable S30 Monthly Rentable S30 Monthly Rentable S35 M	Electric	Monthly	Required	Directly Metered
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Monthly Required \$55 ulk Internet Monthly Required \$38.50 mart Home Technology Monthly Required \$25 **Coptional Fees** **Enter's Liability Insurance Monthly Rentable \$15 et Deposit Monthly Rentable \$300 et Rent (Per Pet) Monthly Rentable \$35 arking Monthly Rentable \$100 **Administrative and Lease Violation Fees** **Enter Per Occurrence Situational \$5 (Unit/Mail Key) \$75 (Garage Remote) \$35 **Ease Buyout/Early Termination Fee (if requested by esident) **Ease Buyout/Early Termination Fee (if requested by esident) **Ease Buyout/Early Termination Fee (if requested by esident) **Ease Charge Per Occurrence Lease Violation Charge \$5% of monthly rent \$5F - Returned Check Fee Per Occurrence Lease Violation Charge \$20 **Ease Fee Per Occurrence Lease Violation Charge \$500 **Ease Fee Per Occurrenc	Sewer	Monthly	Required	Allocated by Occupancy
ulk Internet Monthly Required \$38.50 mart Home Technology Monthly Required \$25 Description Pees	[rash	Monthly	Required	Allocated Per Unit
mart Home Technology Monthly Required \$25 Optional Fees enter's Liability Insurance Monthly Rentable \$15 et Deposit Monthly Rentable \$300 et Rent (Per Pet) Monthly Rentable \$35 arking Monthly Rentable \$35 arking Monthly Rentable \$100 Administrative and Lease Violation Fees ey Replacement Per Occurrence Situational \$5 (Unit/Mail Key) \$75 (Garage Remote) ease Buyout/Early Termination Fee (if requested by esident) Per Occurrence Lease Violation Charge \$5% of monthly rent services Per Occurrence Lease Violation Charge \$20 ransfer Fee Per Occurrence Lease Violation Charge \$500 tilities Not Transferred (Electric Usage) Per Occurrence Lease Violation Charge Based on Usage	Association Fee	Monthly	Required	\$5
Per Occurrence Situational Sit	Bulk Internet	Monthly	Required	\$38.50
enter's Liability Insurance et Deposit Monthly Rentable S300 et Rent (Per Pet) Monthly Rentable S35 arking Monthly Rentable S35 arking Monthly Rentable S36 Monthly Rentable S100 Administrative and Lease Violation Fees ey Replacement Per Occurrence Per Occurrence Situational S5 (Unit/Mail Key) S75 (Garage Remote) Situational S (Unit/Mail Key) S (Unit/Mail Key	Smart Home Technology	Monthly	Required	\$25
Monthly Rentable \$300 et Rent (Per Pet) Monthly Rentable \$35 arking Monthly Rentable \$35 Administrative and Lease Violation Fees ey Replacement Per Occurrence Situational \$5 (Unit/Mail Key) \$75 (Garage Remote) esident) ate Charge Per Occurrence Lease Violation Charge \$5% of monthly rent SF - Returned Check Fee Per Occurrence Lease Violation Charge \$20 ransfer Fee Per Occurrence Lease Violation Charge \$500 tilities Not Transferred (Admin Fee) Per Occurrence Lease Violation Charge \$500 tilities Not Transferred (Electric Usage) Per Occurrence Lease Violation Charge Based on Usage		Optional Fees		
Monthly Rentable \$35 arking Monthly Rentable \$100 Administrative and Lease Violation Fees ey Replacement Per Occurrence Situational \$5 (Unit/Mail Key) \$75 (Garage Remote) \$20 (SF - Returned Check Fee Per Occurrence Lease Violation Charge \$20 (SF - Returned Check Fee Per Occurrence Situational \$500 (SF - Returned Check Fee Per Occurrence Lease Violation Charge \$20 (SF - Returned Check Fee Per Occurrence Lease Violation Charge \$20 (SF - Returned Check Fee Per Occurrence Lease Violation Charge \$20 (SF - Returned Check Fee Per Occurrence Lease Violation Charge \$20 (SF - Returned Check Fee Per Occurrence Lease Violation Charge \$20 (SF - Returned Check Fee Per Occurrence Lease Violation Charge \$20 (SF - Returned Check Fee Per Occurrence Lease Violation Charge \$20 (SF - Returned Check Fee Per Occurrence Lease Violation Charge \$20 (SF - Returned Check Fee Per Occurrence Lease Violation Charge \$20 (SF - Returned Check Fee Per Occurrence Lease Violation Charge \$20 (SF - Returned Check Fee Per Occurrence Lease Violation Charge \$20 (SF - Returned Check Fee Per Occurrence Lease Violation Charge \$30 (SF - Returned Check Fee Per Occurrence Lease Violation Charge \$30 (SF - Returned Check Fee Per Occurrence Lease Violation Charge \$30 (SF - Returned Check Fee Per Occurrence Lease Violation Charge \$30 (SF - Returned Check Fee Per Occurrence Lease Violation Charge \$30 (SF - Returned Check Fee Per Occurrence Lease Violation Charge \$30 (SF - Returned Check Fee Per Occurrence Lease Violation Charge \$30 (SF - Returned Check Fee Per Occurrence Lease Violation Charge \$30 (SF - Returned Check Fee Per Occurrence Lease Violation Charge \$30 (SF - Returned Check Fee Per Occurrence Lease Violation Charge \$30 (SF - Returned Check Fee Per Occurrence Lease Violation Charge \$30 (SF - Returned Check Fee Per Occurrence Lease Violation Charge \$30 (SF - Returned Check Fee Per Occurrence Lease Violation Charge \$30 (SF - Returned Check Fee Per Occurrence Lease Violation Charge \$30 (SF - Returned Check Fee Per Occurrence Lease Violation Charge \$30 (SF	Renter's Liability Insurance	Monthly	Rentable	\$15
Administrative and Lease Violation Fees ey Replacement Per Occurrence Per Occurrence Situational Struational St	Pet Deposit	Monthly	Rentable	\$300
Administrative and Lease Violation Fees ey Replacement Per Occurrence Situational Struational Struational Struational Per Occurrence Situational Struational Struati	Pet Rent (Per Pet)	Monthly	Rentable	\$35
Per Occurrence Situational \$5 (Unit/Mail Key) \$75 (Garage Remote) Per Occurrence Situational 2 months' rent Per Occurrence Situational 2 months' rent Per Occurrence Lease Violation Charge 5% of monthly rent SF - Returned Check Fee Per Occurrence Lease Violation Charge \$20 Per Occurrence Situational \$500 Per Occurrence Lease Violation Charge Based on Usage	Parking	Monthly	Rentable	\$100
Per Occurrence Situational Per Occurrence Situational \$75 (Garage Remote) Per Occurrence Situational Per Occurrence Situational 2 months' rent Situational 2 months' rent Situational 2 months' rent Situational 2 months' rent Situational Sit	Adm	ninistrative and Lease V	iolation Fees	
Per Occurrence Situational 2 months' rent sate Charge Per Occurrence Lease Violation Charge 5% of monthly rent SF - Returned Check Fee Per Occurrence Lease Violation Charge \$20 ransfer Fee Per Occurrence Situational \$500 tillities Not Transferred (Admin Fee) Per Occurrence Lease Violation Charge \$50 tillities Not Transferred (Electric Usage) Per Occurrence Lease Violation Charge Based on Usage	Key Replacement	Per Occurrence	Situational	\$5 (Unit/Mail Key) \$75 (Garage Remote)
SF - Returned Check Fee Per Occurrence Lease Violation Charge \$20 ransfer Fee Per Occurrence Situational \$500 tilities Not Transferred (Admin Fee) Per Occurrence Lease Violation Charge \$50 tilities Not Transferred (Electric Usage) Per Occurrence Lease Violation Charge Based on Usage	Lease Buyout/Early Termination Fee (if requested by resident)	Per Occurrence	Situational	2 months' rent
ransfer Fee Per Occurrence Situational \$500 tillities Not Transferred (Admin Fee) Per Occurrence Lease Violation Charge \$50 tillities Not Transferred (Electric Usage) Per Occurrence Lease Violation Charge Based on Usage	ate Charge	Per Occurrence	Lease Violation Charge	5% of monthly rent
tilities Not Transferred (Admin Fee) Per Occurrence Lease Violation Charge \$50 tilities Not Transferred (Electric Usage) Per Occurrence Lease Violation Charge Based on Usage	NSF - Returned Check Fee	Per Occurrence	Lease Violation Charge	\$20
tilities Not Transferred (Electric Usage) Per Occurrence Lease Violation Charge Based on Usage	ransfer Fee	Per Occurrence	Situational	\$500
	Jtilities Not Transferred (Admin Fee)	Per Occurrence	Lease Violation Charge	\$50
tilities Not Transferred (Gas Usage) Per Occurrence Lease Violation Charge Based on Usage	Utilities Not Transferred (Electric Usage)	Per Occurrence	Lease Violation Charge	Based on Usage
	Utilities Not Transferred (Gas Usage)	Per Occurrence	Lease Violation Charge	Based on Usage

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. Residents must provide proof of coverage or opt in the Property's insurance policy at the specified monthly rate. For more information, please refer to the Insurance Lease Addendum.