

RIVER OAKS FEE GUIDE

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. Our goal is to help you plan your budget with ease, enhancing your rental home experience. If you have any questions, 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!

Fee Label	Amount	Applied	Frequency / Due At	Charge Type
MOVE-IN BASICS				
Application Fee	\$50.00	Per Applicant	One-Time/At Application	Required
Amount to process application, initiate screening, and take a rental home off the market.				
Security Deposit (Refundable)	\$500.00	Per Unit	One-Time/At Move-in	Required
Amount intended to be held through residency that may be applied toward amounts owed at move-out. Refunds processed per application and lease terms.				
ESSENTIALS				
Community Amenity Fee	\$200.00	Per Unit	One-Time/At Move-in	Required
Amount for community amenity use and services.				
Renters Liability Insurance - Third Party ^{<2}	Varies	Per Leaseholder	Monthly	Required
Amount for renters liability insurance obtained through resident's provider of choice.				
Trash Services - Doorstep	\$30.00	Per Unit	Monthly	Required
Amount for doorstep trash removal from rental home.				
Utility - Billing Administrative Fee	\$5.62	Per Unit	Monthly	Required
Amount to manage utility services billing.				
Utility - Electric - Third Party ^{<4}	Usage-Based	Per Unit	Monthly	Required
Amount for provision and consumption of electric paid to a third party.				
Utility - Final Bill Fee	\$15.00	Per Unit	One-Time/At Move-out	Required
Amount billed to calculate final utility statement.				
Utility - New Account Fee	\$15.00	Per Unit	One-Time/At Move-in	Required
Amount to establish utility services.				
Utility - Water/Sewer ⁴⁵	Usage-Based	Per Unit	Monthly	Required
Amount for provision and/or consumption of water and sewer services				
Customer-Facing Fee Name	Amount	Method	Frequency/Timing	Charge Type
Customer-Facing Fee Description/Tool Tip				

PERSONALIZED ADD-ONS

Parking	\$50.00	Per Rentable Item	Monthly	Optional
Amount for parking space/services. May be subject to availability.				
Parking - Garage ³²	\$75.00 - \$150.00	Per Rentable Item	Monthly	Optional
Amount for garage parking space/services. May be subject to availability.				
Pet Fee	\$400.00	Per Pet	One-Time/At Move-in	Optional
Amount to facilitate authorized pet move-in.				
Pet Fee - Additional Pet	\$200.00	Per Pet	One-Time/At Move-in	Optional
Amount to facilitate additional authorized pet move-in.				
Pet Rent	\$50.00	Per Pet	Monthly	Optional
Monthly amount for authorized pet.				
Storage Space Rental	\$50.00	Per Rentable Item	Monthly	Optional
Amount for usage of optional storage space. May be subject to availability.				

SITUATIONAL

Access Device - Replacement	\$100.00	Per Device	Per Occurrence	Situational
Amount to obtain a replacement access device for community; fobs, keys, remotes, access passes.				
Access/Lock Change Fee	\$50.00	Per Occurrence	Per Occurrence	Situational
Amount to change or reprogram access to rental home.				
Common Area/Clubhouse Rental	\$500.00	Per Occurrence	Per Occurrence	Situational
Amount to rent a shared common area space, including clubhouse. May be subject to availability.				
Insufficient Move-Out Notice Fee	200.00%	Per Occurrence	Per Occurrence	Situational
Amount for not providing notice to move-out as required by lease.				
Intra-Community Transfer Fee	\$500.00	Per Occurrence	Per Occurrence	Situational
Amount due when transferring to another rental unit within community.				
Late Fee	10.00%	Per Occurrence	Per Occurrence	Situational
Amount for paying after rent due date; per terms of lease.				
Late Move-Out Fee	\$100.00	Per Occurrence	Per Day/Occasional	Situational
Amount for moving out later (holdover) than scheduled; excludes rent and other charges.				
Lease Buy Out	200.00%	Per Occurrence	Per Occurrence	Situational
Amount agreed upon by resident to terminate lease early and satisfy lease terms; additional conditions apply.				
Lease Violation ⁴²	Varies	Per Occurrence	Per Occurrence	Situational
Amount for violation of community policies and/or per lease terms.				
Lease Violation - Trash	\$25.00	Per Occurrence	Per Occurrence	Situational
Amount for violation of waste-related community policies.				
Lease Violation - Vehicle	\$100.00	Per Occurrence	Per Occurrence	Situational
Amount for violation of community vehicle policies.				
Renters Liability Only - Non-Compliance	\$15.00	Per Unit	Per Occurrence/Monthly	Situational
Amount for not maintaining required Renters Liability Policy.				
Resident Change Fee	\$200.00	Per Occurrence	Per Occurrence	Situational
Amount to process a change in leaseholder during lease term.				
Returned Payment Fee (NSF)	\$50.00	Per Occurrence	Per Occurrence	Situational
Amount for returned payment.				
Utility - Vacant Cost Recovery	Usage-Based	Per Occurrence	Per Occurrence	Situational
Amount for utility usage not transferred to resident responsibility any time during occupancy.				
Utility - Vacant Processing Fee	\$50.00	Per Occurrence	Per Occurrence	Situational
Amount for failing to transfer utilities into resident name.				

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.

32 Price varies based on rentable item size.

42 Price varies based on type of non-compliance.

45 Utility apportionment is submetered water/gas/electric.

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