RESIDENT FEE SCHEDULE

Effective June 1, 2026, | Transparent pricing reference for applicants and residents

APPLICATION & MOVE-IN

Fee / Charge	Amount
Application Fee (18+)	$55 per applicant
Pet Screening	$20 per animal/application, as charged by screening provider
Administrative / Leasing Fee	$200 Managed / $100 Non-Managed — one-time
Rush Move-In	$100 per occurrence
Pet Fee	$350 per pet
Pet Deposit in lieu of Pet Fee	Varies by property
Security Deposit	Varies by property
Wire (Incoming Wire)	$15 per wire

MONTHLY & PAYMENT

Fee / Charge	Amount
Resident Amenity Fee	$10 per month
Month-to-Month / Short-Term Fee	$25 per month
Insurance Non-Compliance	$30 per month
Late Fee	10% of rent + $5 day thereafter, as provided by the lease
NSF / Returned Payment	$75 per returned payment
Credit/Debit Card Processing	4% per transaction
Cure Notice	$25 per notice
Holdover / Late Move-Out Fee	3x daily rental rate + 1x $65 administrative fee per occurrence
Pet Rent	$40/month per pet
Online ACH (e-Check)	Free

LEASE, LEGAL & COMPLIANCE

Fee / Charge	Amount
Lease Violation / HOA Violation Admin	$100 per lease violation / $75 per HOA violation
Lease Modification / Administrative Processing	$100 per modification / $25 per processing
Dismiss Pending Eviction	$250 per occurrence
Early Termination	2x monthly rent
Replacement Tenant	1 month's rent
Unauthorized Pet / Animal	$500 per occurrence + $50 per day
Risk Management	$600-$1,000 — one-time
Attorney / Court / HOA / Collection Costs	Actual cost

MAINTENANCE & PROPERTY

Fee / Charge	Amount
Trip Charge / Lockout / Denied Access	$85 per trip / $75 per lockout / $125 per denied access
HVAC Non-Compliance	$250 per occurrence
Pest Non-Compliance	$75 per occurrence + service cost
Landscaping Non-Compliance	$75 per occurrence + service cost
Smoking Violation	$250 per occurrence + remediation costs
Unauthorized Alterations	$350–$1,000 per occurrence + restoration costs, if applicable
Utility Administration	$50 per occurrence + invoice amount
Tenant-Caused Repairs / Rekey	Actual cost per occurrence
Minor Repair Under $50	Tenant responsibility, per occurrence
Home Warranty Service Call Fee	$50-$100 per occurrence
Tenant Failure to Inspect	$75 per occurrence

MOVE-OUT & ACCESS

Fee / Charge	Amount
Cleaning / Carpet / Repairs	Actual repair/replacement cost
Damage Beyond Normal Wear & Tear	Actual repair/replacement cost
Unreturned Keys / Access Devices / Unreturned Lockbox	$150 per key / $100 per device / $50 per lockbox
Withdrawal of Key Box Access	1 month's rent

IMPORTANT: This schedule summarizes potential charges and does not replace or modify the lease. Fees apply only when applicable and as permitted by the lease and applicable law. Fees may vary by property or circumstance, and additional charges may apply in accordance with the signed lease and Texas Property Code for certain services, events, or lease violations. Third-party costs, damages, repairs, fines, legal expenses, and other actual costs are charged as applicable. Residents are responsible for establishing and maintaining required utility services when specified in the lease agreement.