No Surprises, No Hidden Fees

Clear, consistent pricing that removes guesswork from your decision. We outline every one-time and monthly fee so you always know what to expect.

Applicant One-Time Fees

Application Fee *(per applicant; credit, background and income screening)*	**$40**
Holding Fee* *(applied to your deposit if approved; refundable if denied)*	**$250**

Required Monthly Fees

Valet Trash Service *Door-to-door trash collection service.*	**$20**
Package Management *Package management subscription.*	**$20**
Renters Insurance *Enrollment in our Get Covered Master Insurance Policy which provides $100,000 general liability and $10,000 personal property coverage.* ***Participation is required unless alternative coverage is verified.***	**$15**

Pets

Monthly Pet Fee *(if applicable) Recurring monthly fee for an approved pet.*	**$35**
One-Time Pet Deposit *(if applicable; refundable) Due when a pet is added to the lease.*	**$300**
Poo Prints Enrollment *(if applicable) Registration for the Poo Prints pet-waste DNA screening service.*	**$65**

Storage

Assigned Storage Unit	**$50**

Move In Day One-Time Fees

Security Deposit *(refundable) May be $750 up to 200% of Base Rent, based on screening results.*	**Varies**
Administrative Fee *Non-screening application processing costs.*	**$250**

Monthly Utility Fees

Utilities - Water/Sewer *Per month, required. Varies based on household usage.*	**Varies**
Utilities - Electric/Gas *Per month, required. Managed directly with the utility provider; amount varies based on household usage.*	**Varies**
Utilities - Admin Fee *Fee to cover the non-usage costs associated with utility management.*	**$4**
Utilities - Trash Collection *Trash and recycling charges paid monthly with rent.*	**$17**

Parking

Surface Parking	***Included in Rent***
Assigned Surface Parking	**$25**
Assigned Single-Car Garage	**$125**
XL Assigned Garage	**$150**
Premium Assigned Garage	**$164**

All parking and storage items are subject to availability. Pricing may vary based on option selected.

Fees are subject to change.

SPRINGS® apartments

EQUAL HOUSING OPPORTUNITY

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Additional charges that may apply during your lease. We outline them here so you always know what to expect.

Payment & Access Fees

Returned Check Fee *Charged when a payment is rejected by your financial institution.*	**$20**
Late Fee *Charged per occurrence.*	**5% of Base Rent**
Lockout Fee *Emergency Maintenance assistance for after-hours entry.*	**$50**
Additional Door Key	**$5**
Additional Mailbox Key	**$5**
Lock Replacement Fee *Door-lock replacement, including when keys are not returned at move-out.*	**$50**
Fob Replacement Fee *Replacement community-access fob.*	**$50**
Garage Remote Replacement *Replacement garage-door opener.*	**$50**

Lease Charges

VCR (Vacant Cost Recovery) Fee *Charged when utility service is not maintained, in addition to utility costs for that period.*	**$10**
Early Termination Fee *If applicable.*	**200% of Base Rent**
Transfer Fee *Transfer to another home during the lease term.*	**75% of Base Rent**
Poo Print Clean Up Fee *(if applicable) Charged per occurrence for pet-waste clean-up verified by DNA screening through Poo Prints.*	**$135**
Trash Can Replacement	**$30**

Optional Services

Pack n' Go - Studio	**$270**
Pack n' Go - 1 Bedroom	**$290**
Pack n' Go - 2 Bedroom	**$317**
Pack n' Go - 3 Bedroom *Optional flat-rate move-out service covering standard cleaning and related services.*	**$327**
Clubhouse Rental Fee *Private clubhouse reservation; extended rentals may have additional charges.*	**$150**
Clubhouse Rental Deposit *Per rental. Refundable.*	**$500**
Handyman Service *Personal assistance such as furniture assembly or mounting TVs or drapes; painting is not provided.*	**$50/hour**

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