

FEE BREAKDOWN

Mariposa Flats

For transparency, we’ve put together a list of fees you may pay as a resident. Some of these fees are required, and others are optional. In order to calculate the total monthly expense of renting your apartment home, take your unit’s “Base Rent” (i.e., the monthly cost of your apartment home without factoring in any additional fees), and add in any fixed costs, usage-based expenses, and optional extras. As you will see, some fees are “fixed,” meaning that the amount does not change, and others are subject to external factors making it difficult to predict exact monthly costs (e.g., utility usage; optional/situational fees). If you have any questions, please reach out to us directly – we would love to hear from you!

Date of Issuance: 10/14/2025

FEE TYPE	STARTING AT	FREQUENCY	STATUS
REQUIRED PRE-LEASE – FIXED The below costs are required as part of every rental application.			
Admin Fee – Administrative processing fee to cover lease preparation.	\$200	Per unit / one-time	Required
Application Fee – Fee to process rental application and background check	\$50	Per applicant / one-time	Required
Security Deposit (Refundable) - Refundable deposit covering potential damages and unpaid rent per lease terms.	\$500-\$1,500	Per unit / one-time	Required
Security Deposit Alternative - Alternative to a standard security deposit typically issued through a surety bond.	\$19-\$38	Per unit / monthly	Required
REQUIRED HOME ESSENTIALS – FIXED The below costs are required for every lease.			
Pest Control Services - Regular pest prevention and treatment services.	\$5	Per unit / month	Required
Utility Water / Wastewater Admin Fee - Covers administrative costs associated with billing and managing water utility services.	\$4.15	Per unit / month	Required
REQUIRED HOME ESSENTIALS – USAGE-BASED The below costs are usage-based and required for every lease.			
Utility - Electric – Cost of electricity usage for your apartment.	Varies	Per unit / month	Required
Utility - Water / Sewer - Water usage and wastewater removal costs.	\$180, \$200, \$250	Per unit / month	Required
ADD-ONS / SUPPLEMENTAL The below costs are supplemental, or needs based.			
Pet Deposit (Refundable) - Deposit to cover any pet-related damage.	\$250	Per pet / one-time	Optional
Pet Fee - Fee for allowing pets in the home.	\$250	Per pet / one-time	Optional
Pet Rent - Monthly charge for keeping a pet in the home.	\$35	Per pet / month	Optional
Renters Liability / Content – Property Program - fee for renter’s liability insurance coverage.	\$13	Per unit / month	Optional
SITUATIONAL FEES The below costs are situationally based.			
Access Device Replacement - Charge to replace lost or damaged key, fob, or remote.	\$15-\$75	Per occurrence	Situational
Concession Repayment – Tenant repayment of rent discounts if lease terms are not met.	Varies	Per occurrence	Situational
Early Lease Termination / Buyout - Buyout for ending lease agreement before its scheduled end date.	2x Monthly Rent	Per occurrence	Situational
Insufficient Move-out Notice Fee - Charge for not providing proper advance notice before move-out.	2x Monthly Rent	Per occurrence	Situational
Intra-Community Transfer Fee - Charge for transferring to another home within the same community.	\$500	Per occurrence	Situational
Month-to-Month Fee - Monthly fee incurred until lease agreement is renewed.	\$200	Per occurrence / per month	Situational
Late Fee - Penalty for rent or fee payments made after the due date.	\$50 4th, \$10 per day	Per occurrence	Situational
Lease Violation - Fee for non-compliance with lease terms or community policies.	\$75	Per occurrence	Situational
Legal / Eviction Fee - Costs associated with an eviction proceeding.	\$35	Per occurrence	Situational
Non-Sufficient Funds (NSF) - Charge for returned payments due to non-sufficient funds.	\$75	Per occurrence	Situational
Pet / Animal Lease Violation - Fee issued for unauthorized pets or violations of pet policy.	\$250	Per occurrence	Situational
Renter’s Liability Non-Compliance - Fee for not maintaining required renter’s liability insurance coverage.	\$50	Per occurrence / month	Situational
Security Deposit Additional (Refundable) - Extra refundable deposit for added risk, damages, or lease conditions.	\$500	Per unit / one-time	Situational
Utility – Vacant Cost Recovery - Utility costs incurred while the unit was unoccupied.	Usage-Based	Per occurrence	Situational
Utility – Non-transferred Utility Fee - Charge for utility costs not moved to resident’s name.	Usage-Based	Per occurrence	Situational

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. Residents are responsible for damage 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 the internet, as specified in the lease agreement. This worksheet may not include fees or costs charged directly by third parties (such as utility expenses billed directly by the utility or resident insurance policies if obtained independently by the resident). Although these charges may arise during the course of leasing a unit, they are set, billed, and collected independently by third parties, not the property.

