Resident Fees & Deposits

A clear guide to potential costs of renting an Urban Coast Properties-managed home. Review your community-specific fee schedule and lease for the amounts and services that apply to your home.

Amounts below reflect the November 2026 working draft and are subject to community verification. "Confirm" indicates an amount, billing method, or legal condition that must be finalized before publication.

01 | APPLICATION & MOVE-IN

Fee/charge	Amount/rate	Applied to	Frequency	Status
Application screening fee	$52	Per applicant	At application	Required if applying
Holding deposit	$1,000	Per home	One-time / application	Conditional; confirm terms
Refundable security deposit	$1,000–one month's rent	Per home	One-time / move-in	Required; confirm lawful total
Administration / move-in fee	$0	Per home	One-time	Not charged
First month / prorated rent	Per lease (100%)	Per home	At move-in	Required

02 | MONTHLY ESSENTIALS & REQUIRED SERVICES

Fee/charge	Amount/rate	Applied to	Frequency	Status
Base rent	Per lease	Per home	Monthly	Required
Community/service bundle	$20	Select properties	Monthly	Conditional
Water & sewer	Varies; RUBS/submeter	Per home	Monthly	Conditional
Trash/recycling	Varies	Per home	Monthly	Conditional
Electricity	Provider rate / billback	Per home	Monthly	Conditional
Natural gas	Provider rate / RUBS	Per home	Monthly	Conditional
Common-area utilities	Varies; RUBS	Per home	Monthly	Conditional
Utility billing administration	$6	Per home	Monthly	Conditional
Internet/cable / technology	Varies by community	Per home	Monthly	Conditional
Pest control	Varies by community	Per home	Monthly	Conditional
Renters insurance/liability coverage	Policy premium varies	Per leaseholder/policy	Per policy	Required coverage

03 | OPTIONAL SERVICES & ADD-ONS

Fee/charge	Amount/rate	Applied to	Frequency	Status
Refundable pet deposit	$500 per pet*	Per approved pet	One-time / move-in	Optional; subject to limits
Pet rent	$50 per pet*	Per approved pet	Monthly	Optional
Pet screening/profile	$30	Per approved pet	One-time	Conditional; confirm
Parking/garage /permit	$100–$250	Per space/permit	Monthly	Optional or property-specific
Storage rental	$25–$100	Per space	Monthly	Optional

Amenity reservation / deposit	Varies	Per reservation	Per use / as stated	Optional
Second Nature Community Rewards	Included; verify scope	Eligible residents	Monthly	Confirm participation
Obligo deposit alternative	Individual quote	Eligible applicant	Per program terms	Optional; where offered
EV charging	Varies by property	Per use	Per use	Optional

* Niima exception: pet rent is $75 per pet per month beginning December 1, 2026, per the source draft. Verify property applicability and effective date. Assistance animals are not pets and are not subject to pet fees.

04 | SITUATIONAL CHARGES

Fee /charge	Amount/rate	Applied to	Frequency	Status
Late rent payment	$50	Per incident	Per occurrence	Only if lawful / lease-authorized
Returned payment / NSF	$25–$35	Per incident	Per occurrence	Only if lawful
Replacement key/fob / remote / permit	Actual documented cost	Per item	Per occurrence	If needed
Lockout service	Actual documented cost	Per incident	Per occurrence	If applicable
Home transfer	$250 — confirm	Per transfer	Per occurrence	If applicable
Early move-out / reletting	Lease/law-dependent; confirm	Per lease	If triggered	Only if lawfully owed
Concession repayment	Per signed concession terms	Per lease	If triggered	Only if lawfully owed
Insufficient move-out notice	Not specified	Per lease	If triggered	Confirm legal basis
Cleaning/damage	Documented lawful cost	Per home	At move-out	Beyond ordinary wear
Trash container replacement	Actual documented cost	Per item	Per occurrence	If applicable
Utility account/transfer issue	Not specified	Per incident	If triggered	Confirm legal basis
Legal / court costs	Recoverable amount; Not to exceed $1,500	Per case	If applicable	Only if legally recoverable

IMPORTANT INFORMATION

Community-specific disclosure Not every listed fee applies to every home. Before application or lease signing, management should disclose the applicable amount, calculation method, frequency, and whether each charge is mandatory, optional, or conditional.

Applications and holding payments Application screening fees and holding deposits are subject to California requirements. Request written screening criteria and holding-deposit terms, including when funds are credited or refunded.

Security deposits Refundable security, including applicable pet deposits, is subject to California limits and lawful deductions. Management must verify the permitted total for each tenancy. Itemized deposit accounting and refunds are generally due within 21 calendar days after move-out, subject to applicable law.

Pets and assistance animals Standard pet charges are shown for reference; property-specific exceptions and affordable-housing program rules may apply. Assistance animals are not pets and are exempt from pet rent, pet deposits, and pet screening fees.

Utilities and insurance Charges vary by building and billing arrangement. Residents should be told whether utilities are direct-billed, submetered, allocated, or included. Liability-only coverage is not necessarily renters insurance. Program participation and coverage requirements should be confirmed.

Situational and move-out charges Charges apply only when authorized by law and applicable lease terms. Early termination obligations depend on the lease, mitigation requirements, and statutory rights. Cleaning and repair charges cannot include ordinary wear and tear.

Questions or accommodations Contact your community management team for the current fee schedule, a charge explanation, or an accessible format. UCP supports equal housing opportunity and reasonable accommodation requests.