

Understanding Your Rental Charges

A FEE GUIDE FOR



We’ve created this simple chart to help you budget and calculate your total housing costs in our community. The monthly Base Rent is shown on our site and changes depending upon move-in date and unit selection. Below is a list of typical potential fees you may encounter as a current or future resident. This way, you can easily see what your initial and monthly costs might be in addition to the base rent. See lease documents and community information packet for further details. Certain one-off resident charges, i.e. requested unit modifications etc, may be specific to your home and as such are not shown here. Should you have any questions please reach out to the on site leasing team.

Move-in

Base Rent	\$_____	Monthly (First month will be prorated based upon the day of the month that you choose to move-in)
Application Fee	\$40 per applicant (18+)	required, one-time fee
Administrative Fee	\$150	required, one-time fee
Security Deposit (Refundable)*:	\$200 - \$300	required, one-time

* May be adjusted if leasing qualifications are not met.

Amenity Package

\$88	required, monthly fee
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The Amenity package includes Spectrum Internet GIG (speeds up to 1 Gbps) with one (1) Modem/Router and Spectrum TV Select (155+ channels) with two (2) Xumo Stream Boxes, common area amenity usage, WIFI in select common areas where applicable, use of Package Lockers, Package Services and related administrative costs.

Utilities

Electricity	*Lincoln Electric	required, monthly fee
Water	Allocated - varies	required, monthly fee
Wastewater	Allocated - varies	required, monthly fee
Gas	*Black Hills Energy	required, monthly fee
Trash Services	Allocated - varies	required, monthly fee
Utilities Admin Fee	\$5	required, monthly fee
Utility New Account Set-up Fee	\$3.50	required, one-time

*Resident required to place and maintain utility in their name during the lease. If Resident delays getting service turned on in their name by the lease start date or causes utility to be transferred back into our name before move-out, resident will be charged a \$50 lease default fee per billing period, plus the actual or estimated cost of the utility while the utility service should have been billed to Resident.

Pets, Parking, & Storage

Fees are required on add-ons, if elected

Pet Fee (non-refundable)	\$275	one-time fee, per pet
Pet Rent	\$35	monthly fee, per pet (maximum 2 pets, breed restrictions apply)
PooPrints Pet DNA Swab	\$50 (dogs only)	one-time fee, per pet
Garage	\$60	monthly, per garage
Garage Remote Deposit	\$35	one-time, per remote
Guest Suite	\$95	per night - minimum 2 night stay

Situational & Move-Out

Late Payment Fee	\$50 initial / \$5 per day - not to exceed \$150	per occurrence
Return Check Fee	\$30	per occurrence
Renter’s Insurance Default Fee	\$20	per month, until proof of required insurance
Bidet Deposit (Refundable)	\$250	required, one-time, per apartment
Bidet Lease Violation Fine	\$20	per month, until valid renter’s insurance provided w/personal liability coverage for water damage
PooPrints – Lack of Registration Fine	\$300 initial / \$10 per day	per pet, until registered
Unauthorized Pet Fine	\$100 initial / \$10 per day	per pet until authorized
PooPrints – Unscooped Pet Waste Fine	\$150 first time / \$200 each time thereafter	per occurrence
Improper Disposal of Trash Fine	Varies - \$35 minimum	per occurrence
Outdoor Cooking Device Removal Fee	\$100 removal fee / \$15 per day storage fee	per occurrence
Lock Change Fee	\$75	per occurrence
Intra-Community Transfer Fee	25% - 85% of monthly rent	per occurrence
Reletting Fee	85% of current rent	one-time fee
Holdover Fee	150% increase of monthly rent	per occurrence
Move-out	Move-out damages may be assessed and a list of charges can be found in your community information packet located on the resident portal www.MyRichdale.com .	

Renter’s Insurance*

*Renter’s Insurance is required and must meet certain criteria as part of your lease. Visit www.richdale.com/insurance-requirements to view the criteria. Failure to maintain evidence of Renter’s Insurance in accordance with the lease is a violation and will result in a \$20 monthly Renter’s Insurance Lease Default Fee through compliance. For an easy option, consider the renter’s insurance program available at www.erenterplan.com or by calling 888-906-5865.