

# Understanding Your Rental Charges

A FEE GUIDE FOR

## TURTLE CREEK

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

<b>Base Rent</b>	\$_____ Monthly (First month will be prorated based upon the day of the month that you choose to move-in)	
<b>Application Fee</b>	\$45 per applicant (18+, unless married)	required, one-time fee
<b>Administrative Fee</b>	\$145	required, one-time fee
<b>Security Deposit (Refundable)*:</b>	\$300 - \$400	required, one-time

\* May be adjusted if leasing qualifications are not met.

### Amenity Package

\$48

required, monthly fee

The Amenity package includes Mediacom Essential TV (125+ channels) with one (1) eBox, common area amenity usage, WIFI in select common areas where applicable, and related administrative costs.

### Utilities

<b>Electricity</b>	*MidAmerican	required, monthly fee
<b>Water</b>	Allocated - varies	required, monthly fee
<b>Wastewater</b>	Allocated - varies	required, monthly fee
<b>Stormwater</b>	Allocated - varies	required, monthly fee
<b>Gas</b>	*MidAmerican	required, monthly fee
<b>Valet Trash &amp; Recycling</b>	\$22	required, monthly fee
<b>Trash Services</b>	\$6	required, monthly fee
<b>Utilities Admin Fee</b>	\$5	required, monthly fee
<b>Utility New Account Set-up Fee</b>	\$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

<b>Pet Fee (non-refundable)</b>	\$150	one-time fee, per pet
<b>Pet Deposit (Refundable)</b>	\$150	one-time fee, per pet
<b>Pet Rent</b>	\$30	monthly fee, per pet (maximum 2 pets, breed restrictions apply)
<b>PooPrints Pet DNA Swab</b>	\$50 (dogs only)	one-time fee, per pet
<b>Garage</b>	\$75	monthly, per garage
<b>Garage Remote Deposit</b>	\$50	one-time, per remote
<b>Guest Suite</b>	\$95 - \$110	per night

### Situational & Move-Out

<b>Late Payment Fee</b>	\$20 per day - not to exceed \$100	per occurrence
<b>Return Check Fee</b>	\$50	per occurrence
<b>Package Locker Hold Fee*</b>	\$3	per package, per day, until picked-up
<b>Renter's Insurance Default Fee</b>	\$20	per month, until proof of required insurance
<b>Bidet Deposit (Refundable)</b>	\$250	required, one-time, per apartment
<b>Bidet Lease Violation Fine</b>	\$20	per month, until valid renter's insurance provided w/personal liability coverage for water damage
<b>PooPrints – Lack of Registration Fine</b>	\$300 initial / \$10 per day	per pet, until registered
<b>Unauthorized Pet Fine</b>	\$100 initial / \$10 per day	per pet until authorized
<b>PooPrints – Unscopped Pet Waste Fine</b>	\$150 first time / \$200 each time thereafter	per occurrence
<b>Valet Trash Violation Fine</b>	\$50	per occurrence
<b>Valet Trash Replace or Add Container</b>	\$50	per occurrence
<b>Improper Disposal of Trash Fine</b>	Varies - \$35 minimum	per occurrence
<b>Outdoor Cooking Device Removal Fee</b>	\$100 removal fee / \$15 per day storage fee	per occurrence
<b>Lock Change Fee</b>	\$75	per occurrence
<b>Intra-Community Transfer Fee</b>	25% - 85% of monthly rent	per occurrence
<b>Reletting Fee</b>	100% of current rent	one-time fee
<b>Holdover Fee</b>	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](http://www.MyRichdale.com).

\*Packages left in lockers longer than 3 days will result in a \$3.00 charge per package per day until it is picked up. If you are going to be out of town, please plan to set Vacation Mode on to avoid charges. Charges are billed via Parcel Pending.

### Renter's Insurance\*

\*Renter's Insurance is required and must meet certain criteria as part of your lease. Visit [www.richdale.com/insurance-requirements](http://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.ereenterplan.com](http://www.ereenterplan.com) or by calling 888-906-5865.

TCK REV 03/11/25