

Understanding Your Rental Charges

A FEE GUIDE FOR

WATERS OF WINROCK APARTMENTS

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	\$75 per applicant (18+, unless married)	required, one-time fee
Administrative Fee	\$200	required, one-time fee
Security Deposit (Refundable)*:	\$250 - \$400	required, one-time
Vehicle Access Control Tag	\$9 (key fobs, no charge)	one-time per vehicle, required

* May be adjusted if leasing qualifications are not met.

Technology Package

\$54	required, monthly fee
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The Technology package includes Comcast Xfinity Superfast Internet (up to 800mbps) with one (1) xFi Gateway internet modem.

Utilities

Electricity	*Third party including Reliant	required, monthly fee
Water	Allocated - varies	required, monthly fee
Wastewater	Allocated - varies	required, monthly fee
Stormwater	Allocated - varies	required, monthly fee
Stormwater Admin Fee	\$3	required, monthly fee
Gas	Allocated - varies	required, monthly fee
Valet Trash & Recycling	\$20	required, monthly fee
Trash Services	Allocated - varies	required, monthly fee
Trash Admin Fee	\$1	required, monthly fee

*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)	\$300	one-time fee, per pet
Pet Deposit (Refundable)	\$200	one-time fee, per pet
Pet Rent	\$30	monthly fee, per pet (maximum 2 pets, breed restrictions apply)

Situational & Move-Out

Late Payment Fee	10% of one month’s monthly base rent - not to exceed \$200	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
Unauthorized Pet Fine	\$100 initial / \$10 per day	per pet until authorized
Valet Trash Violation Fine	\$50	per occurrence
Valet Trash Replace or Add Container	\$50	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	125% of current 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.