

Understanding Your Rental Charges

A FEE GUIDE FOR

XENIA

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	\$45, per applicant	required, one-time fee
Administrative Fee	\$200	required, one-time fee
Security Deposit (Refundable)*:	\$400 - \$500	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.

Digital Experience Package

\$90

required, monthly fee

The Amenity package includes Comcast Xfinity Superfast Internet (up to 800mbps) with one (1) xFi Gateway internet modem and Popular TV (125+ channels) with two (2) X1 HD Boxes, common area amenity usage, WIFI in select common areas where applicable, smart locks, smart thermostat, use of Package Lockers, Package Services, and related administrative costs

Utilities

Electricity	*Xcel Energy	required, monthly fee
Water	Allocated - varies	required, monthly fee
Wastewater	Allocated - varies	required, monthly fee
Stormwater	Allocated - varies	required, monthly fee
Gas	*CenterPoint Energy	required, monthly fee
Trash Services	Allocated - varies	required, monthly fee
Utilities Admin Fee	\$5	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 in lease default and will be charged 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)	\$200	one-time fee, per pet
Pet Deposit (Refundable)	\$100	one-time fee, per pet
Pet Rent	\$40	monthly fee, per pet (maximum 2 pets, breed restrictions apply)
PooPrints Pet DNA Swab	\$50 (dogs only)	one-time fee, per pet
Garage w/Remote	\$80	monthly, per garage
3rd Floor Lounge Rental	\$125	per hour
Guest Suite	\$110	per night

Situational & Move-Out

Late Payment Fee	8% of total rent due - not to exceed 8% of monthly rent payment	per occurrence
Return Check Fee	\$30	per occurrence
Package Locker Hold Fee*	\$3	per package, per day, until picked-up
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 – Unscoped 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	100% of current rent	one-time fee
Move-out	Move-out damages may be assessed and a list of charges current monthly rent. Community information packet located on the resident portal www.richdale.com .	per occurrence

*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 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 or by calling 888-906-5865.

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