Property Fee Guide

VESA / 2026

VESA

FEE / SERVICE	AMOUNT	FREQUENCY	TYPE
Move-In Basics			
Security Deposit	$0 up to 1 month’s rent	Per unit / once	Required
Essentials			
Utility - Electric - Third Party	Usage-based	Per unit / monthly	Required
Utility - Water/Sewer	Usage-based	Per unit / monthly	Required
Utility - Internet Services	$85.00	Per unit / monthly	Required
Renters Liability Insurance	Varies	Per leaseholder / monthly	Required
Personalized Add-Ons			
Parking Space Rental - Garage	$250.00	Per garage / monthly	Optional
Pet Rent	$35.00-$75.00	Per pet / monthly	Optional
Situational Fees			
Late Fee	8% of unit rent	Once rent is at least 30 days overdue	Situational
Returned Payment Fee (NSF)	$34.00	Per occurrence	Situational
Lock Out Fee	$100.00	Per occurrence	Situational
Intra-Community Transfer	$1,500 (plus any upfront concessions)	Per occurrence	Situational
Lease Buy Out	See lease buyout terms below*	Per occurrence	Situational
Access Device - Replacement	$75.00	Per occurrence	Situational
Parking - EV Charging	Varies	Per occurrence	Situational
Community Lounge Reservation	$300.00 (nonrefundable)	Per occurrence (4 hour daily limit)	Situational
Damages	Varies	Per occurrence	Situational
Legal	Varies	Per occurrence	Situational
Concession Payback	Varies	Per occurrence	Situational
Vacant Utilities Cost	$50.00	Per occurrence	Situational
Post-Move-Out Cleaning	Varies	Post move-out	Situational
Bulk Item Discard	Varies	Per occurrence	Situational

* Lease buyout: Pay back all free months of base rent, plus applicable concession repayment.
Community lounge reservation: Additional damage charges may apply.