

# HOME STARTS HERE

## FEE GUIDE FOR KELBY FARMS

### Welcome — we're excited to have you with us!

To keep things clear and straightforward, we've created a breakdown of potential fees you may encounter as a current or future resident. This will help you easily understand both your upfront and ongoing monthly costs.

To estimate your monthly fixed expenses, simply combine your base rent with the *Essentials* package and any *Personalized Add-Ons* you choose. Our goal is to make budgeting easy and transparent, so you can focus on enjoying your new home.



### MOVE-IN BASICS

Administrative Fee	\$150.00	per unit/once	required
Application Fee	\$75.00	per leaseholder/once	required
Security Deposit (Refundable)	\$250.00	per unit/once	required



### ESSENTIALS

Community Amenity Fee	\$9.00	per unit/month	required
Internet Services	\$75.00	per unit/month	required
Pest Control Services	\$3.00	per unit/month	required
Renter's Liability Insurance - Third Party	policy based	per unit/month	required
Trash Administrative Fee	\$0.90	per unit/month	required
Trash Services - Doorstep	\$28.00	per unit/month	required
Trash Services - Hauling	\$5.00	per unit/month	required
Utility - Billing Administrative Fee	\$3.75	per unit/month	required
Utility - Electric - Third Party	usage based	per unit/month	required
Water/Sewer	usage based	per unit/month	required



### PERSONALIZED ADD-ONS

Pet Fee	\$350.00	per pet/once	optional
Pet Fee - Additional Pet	\$200.00	per pet/once	optional
Pet Rent	\$20.00	per pet/month	optional
Parking - Covered	\$75.00	per unit/month	optional
Parking - Garage	\$250.00	per rentable item/month	optional
Storage Space Rental	\$40.00 - \$65.00	per rentable item/month	optional



### SITUATIONAL FEES

Access Device - Replacement	\$10.00 - \$50.00	per occurrence
Access/Lock Change Fee	\$15.00 - \$550.00	per occurrence
Early Lease Termination/Cancellation	200%	per occurrence
Intra-Community Transfer Fee	\$400.00	per occurrence
Late Fee	5.00%	per occurrence
Legal/Eviction Fees	varies	per occurrence
Non-Sufficient Funds (NSF)	\$35.00	per occurrence
Trash Container - Replacement	\$50.00	per occurrence
Trash-Related Lease Violation	\$25.00	per occurrence

**If you have any questions or just want to chat about your fees, our Leasing Manager is here to help you!**

**Feel free to stop by, give us a call, or send a message - we're happy to assist you!**