



Fee Guide

We want your leasing experience at The Springs at Coyote Ridge to feel straightforward and stress-free. This section offers a clear breakdown of utility responsibilities, standard fees, and optional services so you always know what to expect beyond your base rent.

Move-In Fees

| | | | |
|--|--|---------------------------------|-----------------|
| Administrative Fee | \$300 | Per unit / one time | Required |
| Application Fee | \$50 | Per applicant / one time | Required |
| Security Deposit <small>(Refundable)</small> | <small>Starts at</small> \$800 <small>OAC</small> | Per unit / one time | Required |
| Utilities - New Account Fee | \$10 | Per unit / one time | Required |

Monthly Fees

| | | | |
|---|----------------|---------------------------------|--|
| Renter's Legal Liability | \$20 | Per unit / monthly | Required <small>Only applied if renter's insurance is not provided</small> |
| Common Area fee | \$50 | Per unit / monthly | Required |
| Community Fee <small>(Internet & Dwell)</small> | \$110 | Per unit / monthly | Required |
| Utilities - Trash | \$23.33 | Per unit / monthly | Required |
| Utilities - Water | Varies | Per unit / monthly | Required |
| Utilities - Sewage | Varies | Per unit / monthly | Required |
| Utilities - Billing Admin Fee | \$5 | Per unit / monthly | Required |
| Utilities - Final Utility Billing | \$10 | Per unit / on final bill | Required |

Personalized Add ons

Situational Fees

Questions?

If you need help understanding any portion of your fees, utilities, or lease terms, our dedicated leasing team is always happy to assist. You're welcome to call, stop by the office, or reach out online. We're here to make sure every step feels clear and comfortable.

| | | | |
|---|--|---|----------|
| Pet Deposit (Refundable) | \$200 | One time | Optional |
| Pet Fee | \$300 | One time | Optional |
| Pet Rent | \$50 | Per pet / monthly | Optional |
| Key Fobs | \$50 | Replacement or additional | |
| Garage Remotes | \$100 | Replacement or additional | |
| Brass Key | \$5 | Replacement or additional | |
| Clubhouse Rental | \$100 | Per hour | |
| Early Termination Fee | Equal to two months of rent with 60 day notice | | |
| Transfer Fee | \$300 | One time | |
| Month to Month Fee | \$300 | Monthly after lease expires | |
| Service of Notice Fee | \$25 | Per occurrence | |
| Late Fee | 10% of rent | Per occurrence | |
| Lease Violations | \$50 - \$500 | Per occurrence | |
| Returned Payment Fee (NSF) | \$25 | | |
| Utilities - Gas (VUR Charge) | \$50 | Only charged if Gas is billed back to the community | |
| Utilities - Electric (VUR Charge) | \$50 | Only charged if Gas is billed back to the tenant | |

Date of Issuance

12/03/2025

Security deposit amounts may vary based on application screening and will not exceed the maximum allowed by law. Residents may be required to maintain renters insurance as outlined in the Lease. Certain fees may not apply to homes participating in an affordable housing program. Residents are responsible for any damages beyond normal wear and tear, and some charges may be subject to applicable taxes. This document is informational only and does not replace or alter the Lease. Additional charges may apply in specific circumstances as detailed in the application or lease agreement, which can be reviewed upon request. Residents may also be required to establish and maintain utilities such as electricity, water, gas, and internet in accordance with the lease terms.