




UPTON PLACE APARTMENTS

FEE GUIDE

To help you plan for living at Upton Place, please see the list of resident fees that you may be charged as a resident. The fees cover your services and amenities and help keep Upton Place a wonderful community to come home to. Your monthly costs will include Base Rent, Utilities, Service Fees, and any Optional Amenities Fees for amenities you choose to use. As a resident of the Upton Place community, you also are required to have liability insurance, and you can choose to work with AIR Communities or an independent third-party insurance provider to provide the necessary property protection.

 JOINING THE COMMUNITY	AMOUNT	FREQUENCY	TYPE
Non Refundable / One Time Admin Fee	\$400.00	One-Time	Required
Application Fee	\$50.00	One-Time	Required
Security Deposit (Refundable)	\$1,000.00	One-Time	Required

 UTILITIES	AMOUNT	FREQUENCY	TYPE
Utilities – Electric	Varies	Monthly	Required
Utilities – Gas	Varies	Monthly	Required
Utilities – Pest Control	Varies	Monthly	Required
Utilities – Sewer	Varies	Monthly	Required
Utilities – Trash	Varies	Monthly	Required
Utilities – Water	Varies	Monthly	Required

 SERVICE & AMENITIES	AMOUNT	FREQUENCY	TYPE
Parking	\$225.00–\$250.00	Monthly	Optional
Pet Deposit (Refundable)	15.00% * Rent	One-Time	Optional
Monthly Pet Rent	1.00% * Rent	Monthly	Optional
Storage Space	\$10.00–\$100.00	Monthly	Optional

 INSURANCE	AMOUNT	FREQUENCY	TYPE
Minimum Liability Insurance – Admin Fee	\$10.00	Monthly	Optional
Minimum Liability Insurance	\$8.58	Monthly	Optional
Point of Lease (POL) insurance	\$13.58	Monthly	Optional

↔ SITUATIONAL FEES	AMOUNT	FREQUENCY
Late Fee	5.00% * Rent	Situational
Notice Fee	3.33% * Rent	Situational
NSF Check Fee	\$35.00	Situational
Utilities – Vacant Electric	Varies	Situational
Smoking Fine	Varies	Situational
Termination Fee	300.00% * Rent	Situational
Transfer Fee	50.00% * Rent	Situational