

THE BLUFFS APARTMENTS

FEE GUIDE

To help you plan for living at The Bluffs, 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 The Bluffs 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 The Bluffs 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
Application Fee	\$60.00	One-Time	Required
Security Deposit (Refundable)	\$1,000.00	One-Time	Required

 UTILITIES	AMOUNT	FREQUENCY	TYPE
Energy Conservation Fee	\$7.88	Monthly	Required
Utilities – Pest Control	Varies	Monthly	Required
Utilities – Gas	Varies	Monthly	Required
Utilities – Sewer	Varies	Monthly	Required
Utilities – Trash	Varies	Monthly	Required
Utilities – Water	Varies	Monthly	Required

 SERVICE & AMENITIES	AMOUNT	FREQUENCY	TYPE
Parking	\$55.00-\$120.00	Monthly	Optional
Cat Deposit (Refundable)	\$500.00	One-Time	Optional
Dog Deposit (Refundable)	\$500.00	One-Time	Optional
Monthly Pet Rent	\$50.00-\$85.00	Monthly	Optional
Rent Credit Reporting	\$8.00	Monthly	Optional
Storage Space	\$50.00-\$200.00	Monthly	Optional

 INSURANCE	AMOUNT	FREQUENCY	TYPE
Minimum Liability Insurance – Admin Fee	\$10.00	Monthly	Optional
Minimum Liability Insurance	\$11.67	Monthly	Optional
Point of Lease (POL) Insurance	\$15.42	Monthly	Optional



SITUATIONAL FEES

AMOUNT

FREQUENCY

Late Charges	Varies	Situational
Notice Fee	3.33% * Rent	Situational
NSF Check Fee	\$25.00	Situational
Termination Fee	200.00% * Rent	Situational
Transfer Fee	50.00% * Rent	Situational