**FEE BREAKDOWN**

**Solis Kennesaw**

For transparency, we’ve put together a list of fees you may pay as a resident. Some of these fees are required, and others are optional. In order to calculate the total monthly expense of renting your apartment home, take your unit’s “Base Rent” (i.e., the monthly cost of your apartment home without factoring in any additional fees), and add in any fixed costs, usage-based expenses, and optional extras. As you will see, some fees are “fixed,” meaning that the amount does not change, and others are subject to external factors making it difficult to predict exact monthly costs (e.g., utility usage; optional/situational fees). If you have any questions, please reach out to us directly – we would love to hear from you!

Date of Issuance: 06/26/2025

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| **FEE TYPE** | **COST** | **FREQUENCY** | **STATUS** |
| **REQUIRED PRE-LEASE – FIXED** The below costs are required as part of every rental application. | | | |
| **Admin Fee –** Administrative processing fee to cover lease preparation. | **$250.00** | **Per unit / one-time** | **Required** |
| **Application Fee –** Fee to process rental application and background check | **$85.00** | **Per applicant / one-time** | **Required** |
| **Security Deposit (Refundable)** -Refundable deposit covering potential damages and unpaid rent per lease terms. | **$500-$1,500** | **Per unit / one-time** | **Required** |
| **Security Deposit Alternative** - Alternative to a standard security deposit typically issued through a surety bond. | **$19-$31** | **Per unit / monthly** | **Required** |
| **REQUIRED HOME ESSENTIALS – FIXED** The below costs are required for every lease. | | | |
| **Access Device** - Electronic or physical key for secure entry to the community and/or home. | **$100 (Replacement)** | **Per device / one-time** | **Required** |
| **Cable TV / Internet Services -** Community-provided cable TV and internet services | **$65.00** | **Per unit / month** | **Required** |
| **Community Amenity Fee -** Fee for access to shared resident amenities and facilities. | **$20.00** | **Per unit / month** | **Required** |
| **Package Management -** Handling and storage of resident deliveries. | **$10.00** | **Per unit / month** | **Required** |
| **Pest Control Services -** Regular pest prevention and treatment services. | **$5.00** | **Per unit / month** | **Required** |
| **Trash Services** – **Doorstep -** Fee for doorstep trash or recycle pickup service. | **$30.00** | **Per unit / month** | **Required** |
| **Utility Water / Wastewater Admin Fee -** Covers administrative costs associated with billing and managing water utility services. | **$5.00** | **Per unit / month** | **Required** |
| **REQUIRED HOME ESSENTIALS – USAGE-BASED** The below costs are usage-based and required for every lease. | | | |
| **Renter Liability - Third Party –** Expense related to required liability coverage through a third-party provider. | **Varies** | **Per lease holder / month** | **Required** |
| **Utility - Electric –** Cost of electricity usage for your apartment. | **Usage-based** | **Per unit / month** | **Required** |
| **Utility - Water / Sewer -** Water usage and wastewater removal costs. | **Usage-based** | **Per unit / month** | **Required** |
| **ADD-ONS / SUPPLEMENTAL** The below costs are supplemental, or needs based. | | | |
| **Pet Fee -** Fee for allowing pets in the home. | **$350.00** | **Per pet / one-time** | **Optional** |
| **Pet Rent -** Monthly charge for keeping a pet in the home. | **$25.00** | **Per pet / month** | **Optional** |
| **Renters Liability / Content** – **Property Program -** fee for renter’s liability insurance coverage. | **$25.00** | **Per unit / month** | **Optional** |
| **Storage Space Rental -** Fee for an on-site storage unit. | **$50-$175** | **Per Storage / month** | **Optional** |
| **SITUATIONAL FEES** The below costs are situationally based. | | | |
| **Access Device Replacement -** Charge to replace lost or damaged key, fob, or remote. | **$100.00** | **Per occurrence** | **Situational** |
| **Concession Repayment –** Tenant repayment of rent discounts if lease terms are not met. | **Full Repayment** | **Per occurrence** | **Situational** |
| **Early Lease Termination / Buyout -** Buyout for ending lease agreement before its scheduled end date. | **60 Day NTV & 1-Month Termination Fee** | **Per occurrence** | **Situational** |
| **Insufficient Move-out Notice Fee -** Charge for not providing proper advance notice before move-out. | **One Month’s Rent** | **Per occurrence** | **Situational** |
| **Intra-Community Transfer Fee -** Charge for transferring to another home within the same community. | **$500.00** | **Per occurrence** | **Situational** |
| **Late Fee -** Penalty for rent or fee payments made after the due date. | **10%** | **Per occurrence** | **Situational** |
| **Lease Violation** **-** Fee for non-compliance with lease terms or community policies. | **Varies** | **Per occurrence** | **Situational** |
| **Legal / Eviction Fee -** Costs associated with an eviction proceeding. | **Varies** | **Per occurrence** | **Situational** |
| **Non-Sufficient Funds (NSF) -** Charge for returned payments due to non-sufficient funds. | **$75.00** | **Per occurrence** | **Situational** |
| **Parking EV Charging -** Fee for on-site electric vehicle charging access. | **Varies** | **Optional** | **Situational** |
| **Pet / Animal Lease Violation -** Fee issued for unauthorized pets or violations of pet policy. | **Varies** | **Per occurrence** | **Situational** |
| **Renter’s Liability Non-Compliance** - Fee for not maintaining required renter’s liability insurance coverage. | **$25.00** | **Per occurrence / month** | **Situational** |
| **Trash Container – Replacement -** Charge for replacing a lost, stolen, or damaged trash bin. | **$50.00** | **Per occurrence** | **Situational** |
| **Utility** – **Vacant Cost Recovery -** Utility costs incurred while the unit was unoccupied. | **Usage-based** | **Per occurrence** | **Situational** |
| **Utility** – **Vacant Processing Fee** - Preparing and administering a unit after move-out | **$50.00** | **Per occurrence** | **Situational** |
| **Utility** – **Non-transferred Utility Fee -** Charge for utility costs not moved to resident’s name. | **Usage-based** | **Per occurrence** | **Situational** |

*Standard Security Deposit subject to change based on screening results; total security deposit(s) will not exceed any legal maximum. Resident may be responsible for maintaining insurance pursuant to the Lease. Some fees may not apply to apartment homes subject to an affordable program. Residents are responsible for damage that exceed ordinary wear and tear. Some items may be taxed under applicable law. This form does not modify the lease. Additional fees may apply in specific situations as detailed in the application and/or lease agreement, which can be requested prior to the application process. All fees are subject to the terms of the application and/or lease. Residents may be responsible for activating and maintaining utility services, including but not limited to electricity, water, gas, and the internet, as specified in the lease agreement. This worksheet may not include fees or costs charged directly by third parties (such as utility expenses billed directly by the utility or resident insurance policies if obtained independently by the resident). Although these charges may arise during the course of leasing a unit, they are set, billed, and collected independently by third parties, not the property.*

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