

FEE SCHEDULE GUIDE

Arbor Landings Apartments - Ann Arbor, MI

A clear summary of mandatory monthly charges and other costs that may apply before, during, or after a lease.

FEE TYPE	COST	FREQUENCY	DESCRIPTION
APPLICATION & MOVE-IN FEES			<i>before or at move-in</i>
Application Fee	\$50	One time per adult	Charged online during the application process for each adult age 18 or older.
Security Deposit	\$500-\$1,000	One time	Security deposit amount varies based on application screening results and applicable qualification criteria.
One-Time Amenity Fee	\$100	One time	One-time amenity fee charged at move-in.
MANDATORY MONTHLY CHARGES			<i>required during the lease</i>
Base Rent	Varies	Monthly	Varies by apartment home; prorated at move-in.
Trash	\$15	Monthly	Recurring trash charge; prorated at move-in.
Pest Control	\$5	Monthly	Not charged at move-in; billed two months in arrears.
Water / Sewer	Varies	Monthly	Usage-based water and sewer charges. Not charged at move-in; billed two months in arrears.
Water / Sewer Billing Fee	\$5.99	Monthly	Monthly billing fee charged with water and sewer charges. Not charged at move-in; billed two months in arrears.
OTHER LEASE-RELATED CHARGES			<i>one-time, optional or when applicable</i>
One-Time Water Setup Fee	\$14.99	One time	One-time setup fee added to the first prorated water and sewer bill.
Cover360 Plus Renter's Insurance	\$21.25	Monthly, if selected	Optional renter's insurance policy available to residents who select this coverage instead of providing proof of qualifying outside insurance.
Cover360 Plus Default Coverage	\$15	Monthly, if applicable	Applies when a resident does not provide or maintain proof of qualifying outside renter's insurance.
PET-RELATED FEES			<i>for residents with pets</i>
One-Time Pet Fee	\$300	One time	Charged at move-in or whenever a pet is added.
Puppies / Kittens Under 1yr.	\$400	One time	One-time fee for a puppy or kitten under age 1, charged at move-in or when the pet is added.
Pet Rent for 1 Pet	\$30	Monthly	Monthly pet rent for one pet; prorated at move-in.
Pet Rent for 2 Pets	\$45	Monthly	Monthly pet rent for two pets; prorated at move-in.
LEASE-OPTION & MOVE-OUT FEES			<i>when applicable</i>
Month-to-Month Fee	\$500	Monthly	Available only after the initial lease term and prorated at move-out.
NSF / Returned Payment Fee	\$50	Per occurrence	Charged when a payment is returned or rejected by the financial institution.
Late Fee	\$125	Per occurrence	Charged when rent is not received by the deadline stated in the lease.
Move-Out Inspection Fee	\$125	One time	One-time move-out inspection fee.
Final Water Bill Fee	\$5.99	One time	Charged at move-out for processing the final water and sewer bill. This fee is separate from final usage charges and the regular \$5.99 monthly billing fee.

Fees and charges may vary based on the apartment home, lease term, application screening results, resident selections, utility usage, and other applicable circumstances. Not every fee applies to every resident. Additional charges may apply as stated in the lease and permitted by applicable law. Pet-related charges do not apply to assistance animals in accordance with applicable law. The signed lease and applicable addenda control to the extent permitted by law.