

ELM CREEK APARTMENTS

FEE GUIDE

To help you plan for living at Elm Creek, 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 Elm Creek 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 Elm Creek 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	\$250.00	One-Time	Required
Application Fee	\$70.00	One-Time	Required
Security Deposit (Refundable)	\$750.00-\$1500.00	One-Time	Required



UTILITIES

	AMOUNT	FREQUENCY	TYPE
Energy Conservation Fee	\$5.15	Monthly	Required
Utilities – Electric	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	\$30.00-\$140.00	Monthly	Optional
Pet Fee	\$100.00-\$400.00	One-Time	Optional
Monthly Pet Rent	\$30.00-\$50.00	Monthly	Optional
Storage Space	\$30.00	Monthly	Optional



INSURANCE

	AMOUNT	FREQUENCY	TYPE
Minimum Liability Insurance – Admin Fee	\$10.00	Monthly	Optional
Minimum Liability Insurance	\$8.55	Monthly	Optional
Point of Lease (POL) insurance	\$13.55	Monthly	Optional

↔ SITUATIONAL FEES	AMOUNT	FREQUENCY
Late Fee	\$80.00	Situational
Notice Fee	3.33% * Rent	Situational
NSF Check Fee	\$75.00	Situational
Short Term Renewal Rent	25.00% * Rent	Situational
Smoking Fine	Varies	Situational
Termination Fee	300.00% * Rent	Situational
Transfer Fee	50.00% * Rent	Situational