

RIVERLOFT APARTMENTS

FEE GUIDE

To help you plan for living at Riverloft, 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 Riverloft 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 Riverloft 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	\$79.00	One-Time	Required
Security Deposit (Refundable)	\$750.00-\$1500.00	One-Time	Required

 UTILITIES	AMOUNT	FREQUENCY	TYPE
Internet and Technology Service	\$60.00	Monthly	Required
Energy Conservation Fee	\$8.70	Monthly	Required
Service Fee	\$6.25	Monthly	Required
Acct. Setup	\$20.00	One-Time	Required
Move out Service Fee	\$20.00	One-Time	Required
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
AIRpass – Security Deposit Alternative	\$10.00	Monthly	Optional
Parking	\$15.00-\$305.00	Monthly	Optional
Pet Fee	\$250.00	One-Time	Optional
Monthly Pet Rent	\$50.00	Monthly	Optional
Rent Credit Reporting	\$8.00	Monthly	Optional
Storage Space	\$20.00-\$45.00	Monthly	Optional



INSURANCE

	AMOUNT	FREQUENCY	TYPE
Minimum Liability Insurance – Admin Fee	\$10.00	Monthly	Optional
Minimum Liability Insurance	\$15.00	Monthly	Optional
Point of Lease (POL) insurance	\$18.75	Monthly	Optional



SITUATIONAL FEES

	AMOUNT	FREQUENCY
Convenience Fee	Varies	Situational
Late Fee	\$175.00	Situational
Notice Fee	3.33% * Rent	Situational
NSF Check Fee	\$50.00	Situational
Short Term Renewal Rent	25.00% * Rent	Situational
Termination Fee	300.00% * Rent	Situational
Transfer Fee	50.00% * Rent	Situational