

BENT TREE APARTMENTS

FEE GUIDE

To help you plan for living at Bent Tree, 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 Bent Tree 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 Bent Tree 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	\$350.00	One-Time	Required
Application Fee	\$50.00	One-Time	Required
Security Deposit (Refundable)	\$750.00	One-Time	Required



UTILITIES

	AMOUNT	FREQUENCY	TYPE
Energy Conservation Fee	\$7.90	Monthly	Required
Service Fee	\$6.25	Monthly	Required
Acct. Setup	\$10.00	One-Time	Required
Move out Service Fee	\$10.00	One-Time	Required
Utilities – Pest Control	Varies	Monthly	Required
Utilities – Sewer	Varies	Monthly	Required
Utilities – Electric	Varies	Monthly	Required
Utilities – Trash	Varies	Monthly	Required
Utilities – Water	Varies	Monthly	Required



SERVICE & AMENITIES

	AMOUNT	FREQUENCY	TYPE
Amenity Fee	\$340.00	One-Time	Optional
Parking	\$10.00-\$150.00	Monthly	Optional
Pet Fee	\$300.00	One-Time	Optional
Monthly Pet Rent	\$50.00	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	\$100.00	Situational
Notice Fee	3.33% * Rent	Situational
NSF Check Fee	\$50.00	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