

Fee Guide

At The Citizen, transparency is important to us. We've put together a comprehensive overview of standard charges, recurring fees, and available add-ons to help you better understand your financial responsibilities. Review the essentials and any optional services you may choose, then pair them with your rental rate for a complete picture of your anticipated move-in and ongoing costs.

Move-In Fees

Administrative Fee	\$300	Per unit / one time	Required
Application Fee	\$50	Per applicant / one time	Required
Security Deposit (Refundable)	\$500	Per unit / one time	Required
Utilities - New Account Fee	\$15	Per unit / one time	Required

Monthly Fees

Renter's Legal Liability	\$20	Per unit / monthly	Required Only applied if renter's insurance is not provided
Common Area fee	Varies	Per unit / monthly	Required
Communications Fee (Internet & Ambient)	\$130	Per unit / monthly	Required
Valet Trash	\$25	Per unit / monthly	Required
Utilities - Trash	Varies	Per unit / monthly	Required
Utilities - Water	Varies	Per unit / monthly	Required
Utilities - Sewage	Varies	Per unit / monthly	Required
Utilities - Billing Admin Fee	\$5.50	Per unit / monthly	Required
Utilities - Final Utility Billing	\$15	Per unit / on final bill	Required

Personalized Add ons

Situational Fees

Questions?

Whether you'd like clarification about a specific charge or help navigating your utility responsibilities, our leasing team is always available to assist. Feel free to call, stop by, or send a message. Our goal is to make every step of your experience as smooth and supportive as possible.

Pet Deposit (Refundable)	\$200	One time	Optional
Pet Fee	\$300	One time	Optional
Pet Rent	\$50	Per pet / monthly	Optional
Storage Fee	\$25-\$100	Monthly	Optional
Key Fobs	\$50	Replacement or additional	
Garage Sticker	\$50	Replacement or additional	
Brass Key	\$10	Replacement or additional	
Clubhouse Rental	\$50	Per hour	
Early Termination Fee	Equal to two months of rent with 60 day notice		
Transfer Fee	\$500	One time	
Month to Month Fee	\$500	Monthly after lease expires	
Service of Notice Fee	\$25	Per occurrence	
Late Fee	10% of rent	Per occurrence	
Lease Violations	\$50+	Per occurrence	
Returned Payment Fee (NSF)	\$20		
Utilities - Electric (VUR Charge)	\$50	Only charged if Gas is billed back to the tenant	

Date of Issuance

09/23/2026

Security deposit amounts may vary based on application screening and will not exceed the maximum allowed by law. Residents may be required to maintain renters insurance as outlined in the Lease. Certain fees may not apply to homes participating in an affordable housing program. Residents are responsible for any damages beyond normal wear and tear, and some charges may be subject to applicable taxes. This document is informational only and does not replace or alter the Lease. Additional charges may apply in specific circumstances as detailed in the application or lease agreement, which can be reviewed upon request. Residents may also be required to establish and maintain utilities such as electricity, water, gas, and internet in accordance with the lease terms.