




# ISLAND CLUB APARTMENTS


## FEE GUIDE


To help you plan for living at Island Club, 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 Island Club 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 Island Club community, you also are required to have renters 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
Application Fee	\$60	Once per applicant	Required
Holding Fee	\$105	Once per unit	Required*
Security Deposit (Refundable)	Varies**	Once per unit	Required
AIRPass (Security deposit alternative for qualified applicants)	Varies	Varies	Optional

 UTILITIES	AMOUNT	FREQUENCY	TYPE
Electric	\$5 average	Monthly	Required
Gas	\$20 average	Monthly	Required
Water	\$35 average	Monthly	Required
Sewer	\$30 average	Monthly	Required
Trash	\$25	Monthly	Required
Internet Services	N/A	N/A	N/A
Pest Control	\$5	Monthly	Required
Other Utilities	\$5	Monthly	Required

 SERVICE & AMENITIES	AMOUNT	FREQUENCY	TYPE
Admin Fee	N/A	N/A	N/A
Smart Home Services	\$10	Monthly	Required
Move-out Cleaning Fee	\$290	Once per unit	Varies***
Parking	\$35 average	Monthly per vehicle	Optional
Pet Deposit	\$25****	Once per pet	Optional
Pet Rent	\$75	Monthly	Optional
Storage Space	N/A	N/A	N/A

 INSURANCE	AMOUNT	FREQUENCY	TYPE
Renters Insurance	~\$15/month	Varies	Renters insurance is required. *****
Insurance Admin Fee	\$10	Once per unit	

 SITUATIONAL FEES	AMOUNT	FREQUENCY
Keys/Locks Replacement	\$100	Per occurrence
Early Lease Termination	TBD	Once, if required*****
Short-term Renewal Fee	N/A	N/A
Convenience Fee	\$10	Per occurrence
Late Payment Fee	\$50	Per occurrence
Smoking Fee	\$250	Per occurrence
Returned Lease Payment	N/A	N/A
Repair Charges	Varies	Per occurrence

**DISCLAIMERS**

\*Required to reserve a unit available for rent. Upon move-in, is converted to a security deposit.

\*\*Combined with the holding fee, this can be up to one month’s rent, but can vary.

\*\*\*Only charged if reasonably necessary to return the premises to the condition it was in the inception of the tenancy.

\*\*\*\*In total, the pet deposit and the security deposit can be up to one month’s rent.

\*\*\*\*\* If a resident fails to provide their own renters insurance, AIR will secure a point of lease renters insurance policy through Assurant to meet the minimum requirements and will charge an administrative fee for this work.

\*\*\*\*\*If a resident terminates their lease early or fails to provide timely notice of moveout at the end of the lease, the resident has an option at the time of moveout to choose to be rent responsible until the unit is relet (or their lease ends) or pay a liquidated damages amount.