



# SUNNYBROOK APARTMENTS


## FEE GUIDE

To help you plan for living at Sunnybrook, 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 Sunnybrook 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 Sunnybrook 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	\$50.00	One-Time	Required
Holding Fee	\$250.00-\$500.00	One-Time	Required

 UTILITIES	AMOUNT	FREQUENCY	TYPE
Energy Conservation Fee	\$10.03	Monthly	Required
Utilities – Trash Valet Service	\$25.00	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	\$10.00-\$180.00	Monthly	Optional
Pet Fee	\$300.00	One-Time	Optional
Monthly Pet Rent	\$30.00	Monthly	Optional
Rent Credit Reporting	\$8.00	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	5.00% * RENT	Situational
Notice Fee	3.33% * RENT	Situational
NSF Check Fee	\$35.00	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
Valet Parking	Varies	Situational