

# Let's make your move easy!

We're thrilled you've chosen Parkside Villas Apartment Homes as your new home. This guide is designed to simplify the process by outlining everything you need to know—from required steps to optional add-ons. We want you to be fully informed, prepared, and confident every step of the way.

## first steps

<b>Holding deposit</b> <i>One-time deposit at time of application, refundable within 72 hours</i>	<b>\$100</b>
<b>Application fee</b> <i>One-time fee per applicant over 18</i>	<b>\$50</b>

## at move-in

<b>Admin fee</b> <i>One-time fee</i>	<b>\$200</b>
<b>Security deposit</b> <i>One-time deposit (deposit may increase based on credit), refundable</i>	<b>\$500</b> (1 bed/2 beds) <b>\$700</b> (3 beds)

## during the lease

<b>Parking</b> <i>Included in rent</i>	<b>\$0</b>
<b>Electric &amp; gas</b> <i>Resident to set up directly through local provider, usage based</i>	<b>fee varies</b>
<b>Water/sewer/trash</b> <i>Resident Utility Billing via Conservice</i>	<b>fee varies</b>

## optional add-ons

<b>Pet application fee</b> <i>One-time fee per cat or dog, maximum of 2 pets</i>	<b>\$250</b>
<b>Pet rent fee</b> <i>Per cat or dog, maximum of 2 pets, monthly fee</i>	<b>\$35</b>
<b>Pet deposit</b> <i>One-time fee per cat or dog, maximum of 2 pets, refundable</i>	<b>\$250</b>
<b>Internet service</b> <i>Optional, resident to set up if desired</i>	<b>fee varies</b>

## tentative fees

<b>Late fee</b> <i>Per occurrence</i>	<b>5% of rent</b>
<b>NSF fee</b> <i>Per occurrence</i>	<b>\$35</b>
<b>Lease buyout fee</b> <i>Fee equal to two months of rent, plus concession payback (if applicable)</i>	<b>fee varies</b>
<b>Legal/eviction fees</b> <i>Per occurrence</i>	<b>fee varies</b>
<b>Renters liability insurance</b> <i>Forced placed coverage, if applicable, monthly</i>	<b>\$9.14</b>
<b>Fob key replacement</b> <i>Per occurrence</i>	<b>\$50</b>
<b>Standard key replacement</b> <i>Per occurrence</i>	<b>\$5</b>



Availability of homes, prices, fees, special offers, and specifications are subject to change without notice. Square footage and features listed for the floor plans are approximate and subject to change depending on the location. Renters liability Insurance is required. Personal renters insurance is highly recommended. Other costs may be incurred. See a leasing professional for details. 02.25.26