

RIVIERA COLLECTION FEE GUIDE

Welcome! We're excited to have you here! To make things simple and clear, we've put together a list of potential fees you might encounter as a current or future resident. Our goal is to help you plan your budget with ease, enhancing your rental home experience. If you have any questions, our friendly Leasing Agents are here to help! Feel free to stop by, give us a call, or send a message—we're excited to assist you!

Fee Label	Amount	Applied	Frequency / Due At	
MOVE-IN BASICS				
Application Fee	\$35.00	Per Applicant	One-Time/At Application	Required
Amount to process application, initiate screening, and take a rental home off the market.				
Holding Deposit (Refundable)	\$250.00	Per Unit	One-Time/At Application	Required
Amount to hold rental home off the market at time of application. Amount applied to security deposit and/or amounts owed upon application approval. Refundable per terms of application.				
Security Deposit (Refundable)	\$1,000.00	Per Unit	One-Time/At Move-in	Required
Amount intended to be held through residency that may be applied toward amounts owed at move-out. Refunds processed per application and lease terms.				
ESSENTIALS				
Pest Control Services	\$3.00	Per Unit	Monthly	Required
Amount for pest control services.				
Renters Liability Insurance - Third Party<> ²	Varies	Per Leaseholder	Monthly	Required
Amount for renters liability insurance obtained through resident's provider of choice.				
Trash Services - CA ⁵⁶	Usage-Based	Per Unit	Monthly	Required
Trash services provided only in California.				
Utility - Billing Administrative Fee	\$5.29	Per Unit	Monthly	Required
Amount to manage utility services billing.				
Utility - Electric - Third Party<> ⁴⁵	Usage-Based	Per Unit	Monthly	Required
Amount for provision and consumption of electric paid to a third party.				
Utility - Natural Gas - Third Party<> ⁴⁵	Usage-Based	Per Unit	Monthly	Required
Amount for provision and consumption of natural gas paid to a third party.				
Utility - Sewer ⁴⁵	Usage-Based	Per Unit	Monthly	Required
Amount for provision of sewer services.				
Utility - Water ⁴⁵	Usage-Based	Per Unit	Monthly	Required
Amount for provision and consumption of water				
PERSONALIZED ADD-ONS				
Access Device	\$75.00	Per Device	One-Time/At Move-in	Optional
Amount to obtain an access device for community; fobs, keys, remotes, access passes.				
Internet Services	\$70.00	Per Unit	Monthly	Optional
Amount for internet services provided by community.				
Parking - Garage	\$75.00	Per Rentable Item	Monthly	Optional
Amount for garage parking space/services. May be subject to availability.				

All fees paid to property unless indicated by <> symbol. Unless a fee is explicitly identified as refundable, all fees are non-refundable. Standard Security Deposit subject to change based on screening results; total security deposit(s) will not exceed any legal maximum. Resident may be responsible for maintaining insurance pursuant to the Lease. Some fees may not apply to apartment homes subject to an affordable program. Resident is responsible for damages that exceed ordinary wear and tear. Some items may be taxed under applicable law. This form does not modify the lease. Additional fees may apply in specific situations as detailed in the application and/or lease agreement, which can be requested prior to the application process. All fees are subject to the terms of the application and/or lease. Residents may be responsible for activating and maintaining utility services, including but not limited to electricity, water, gas, and internet, as specified in the lease agreement.

2 Price varies based on amount of coverage.
21 Price varies based on number of occurrences.
45 Utility apportionment is submetered water/gas/electric.
56 Utility apportionment is allocation: divided eq per unit.

RIVIERA
COLLECTION

FEE GUIDE

Fee Label	Amount	Applied	Frequency / Due At	
PERSONALIZED ADD-ONS				
Parking - Tandem	\$150.00	Per Rentable Item	Monthly	Optional
Amount for tandem parking space/services. May be subject to availability.				
Pet Deposit (Refundable)	\$500.00	Per Pet	One-Time/At Move-in	Optional
Amount for pet living in rental home. May be assessed per pet or per rental home, based on lease requirements. Refunds processed per lease terms.				
Pet Mgmt - First Pet - Third Party<>	\$30.00	Per Pet	Per Year/At Move-in	Optional
Amount for first authorized pet registration and screening services.				
Pet Rent	\$50.00	Per Pet	Monthly	Optional
Monthly amount for authorized pet.				
Renters Liability/Content - Property Program	\$14.50	Per Unit	Monthly	Optional
Amount to participate in the property Renters Liability Program.				
SITUATIONAL				
Access/Lock Change Fee	\$100.00	Per Occurrence	Per Occurrence	Situational
Amount to change or reprogram access to rental home.				
Early Lease Termination/Cancellation	200.00%	Per Occurrence	Per Occurrence	Situational
Amount to terminate lease earlier than lease end date; excludes rent and other charges.				
Late Fee	\$50.00	Per Occurrence	Per Occurrence	Situational
Amount for paying after rent due date; per terms of lease.				
Renters Liability Only - Non-Compliance	\$10.75	Per Unit	Per Occurrence/Monthly	Situational
Amount for not maintaining required Renters Liability Policy.				
Returned Payment Fee (NSF) ²¹	\$25.00 - \$35.00	Per Occurrence	Per Occurrence	Required
Amount for returned payment.				
Security Deposit - Additional (Refundable)	100.00%	Per Unit	Per Occurrence	Situational
Additional amount, based on screening results, intended to be held through residency that may be applied toward amounts owed at move-out. Refunds processed per application and lease terms.				
Utility - Vacant Processing Fee	\$50.00	Per Occurrence	Per Occurrence	Situational
Amount for failing to transfer utilities into resident name.				