

Fees & Charges

Welcome to Prim Properties! We are committed to providing an exceptional living experience through quality homes, responsive service, and welcoming communities. The information below outlines fees and charges you may encounter throughout your residency, helping you plan with confidence and enjoy all that your new home has to offer.

One-Time Fees

- **Application Fee:**
\$75 per applicant
- **Administrative Fee:**
\$250 per home
- **Security Deposit:**
\$750 per home
- **Additional Deposit:**
Two months' rent, based on credit
Only required if screening results require it.
An Obligo security deposit alternative may be available to qualified applicants.
- **Utility Set-Up Fee:**
\$25 per home at move-in
- **Final Utility Billing Fee:**
\$100 per home at move-out

Monthly Fees

- **Community Fee:**
\$125- Covers amenities, common areas and other community services, depending on the community.
- **Water/Sewer:**
Based on usage
- **Water Base Fee:**
\$10, or another amount required by the local water provider.
- **Electricity* :**
Based on usage
- **Renters Insurance:**
\$300,000 minimum liability required

Pet Fees

- **Move-In Pet Fee:**
\$350 for one pet
\$500 for two pets
- **Pet Rent:**
\$25 per pet/month
- **Two-Pet Maximum:**
- **Breed restrictions apply as specified in the lease agreement.**

Situational Fees

- **Garage Door Opener Replacement:**
\$150 per opener
- **Early Lease Termination:**
2 months' rent
- **Lease Cancellation without 60 Day Notice:**
1 month's rent
- **Onsite Transfer:**
\$1,000
- **Late Fee:**
\$200
- **Legal/Eviction Fees:**
\$350
- **Returned Payment (NSF):**
\$100

All fees are paid to Prim Properties unless indicated by an asterisk (*). Unless a fee is explicitly identified as refundable, all fees are non-refundable. Standard Security Deposit is 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. 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.