



FEE GUIDE

We want your leasing experience at Jasper at Millcreek to feel straightforward and stress-free. This section offers a clear breakdown of utility responsibilities, standard fees, and optional services so you always know what to expect beyond your base rent.

MOVE-IN BASICS

Administration Fee	\$300	Per unit / one time	Required
Application Fee	\$50	Per applicant / one time	Required
Security Deposit (Refundable)	Starts at \$500 OAC	Per unit / one time	Required
Utilities - New Account Fee	\$15	Per unit / one time	Required

MONTHLY FEES

Renter's Legal Liability	\$20	Per unit / monthly	Required Only applied if renter's insurance is not provided
Pest Control	\$5	Per unit / monthly	Required
Community Fee (Internet)	\$65	Per unit / monthly	Required
Utilities - Trash	Varies	Per unit / monthly	Required
Utilities - Water	Varies	Per unit / monthly	Required
Utilities - Sewage	Varies	Per unit / monthly	Required
Utilities - Billing Admin Fee	\$10	Per unit / monthly	Required
Utilities - Final Utility Billing Fee	\$15	Per unit / on final bill	Required

PERSONALIZED ADD ONS

Pet Deposit (Refundable)	\$300	One time	Optional
Pet Fee	\$200	One time	Optional
Pet Rent	\$50	Per pet / monthly	Optional

SITUATIONAL FEES

Brass Key	\$5	Replacement or additional	
Clubhouse Rental	\$300 - \$500	Per event	(Not currently scheduling the clubhouse)
Early Termination Fee	Equal to two months of rent with a 60 day notice		
Transfer Fee	\$300	One time	
Month to Month Fee	\$300	Monthly after lease expiration	
Service of Notice Fee	\$25	Per occurrence	
Late Fee	10% of rent	Per occurrence	
Lease Violations	\$50 - \$500	Per occurrence	
Returned Payment Fee (NSF)	\$25		
Utilities - Electric (VUR Charge)	\$50	Only charged if Electric is billed back to the community	

Questions?

If you need help understanding any portion of your fees, utilities, or lease terms, our dedicated leasing team is always happy to assist. You're welcome to call, stop by the office, or reach out online. We're here to make sure every step feels clear and comfortable.

Date of Issuance

8/21/2026

Security deposit amounts may vary based on application screening and will not exceed the maximum allowed by law. Residents may be required to maintain renters insurance as outlined in the Lease. Certain fees may not apply to homes participating in an affordable housing program. Residents are responsible for any damages beyond normal wear and tear, and some charges may be subject to applicable taxes. This document is informational only and does not replace or alter the Lease. Additional charges may apply in specific circumstances as detailed in the application or lease agreement, which can be reviewed upon request. Residents may also be required to establish and maintain utilities such as electricity, water, gas, and internet in accordance with the lease terms.