



MADERA
APARTMENTS

Fee Guide

Transparency is a priority at Madera. To support a smooth and transparent leasing experience, we've outlined the standard charges, monthly responsibilities, and available add-ons for your home. Simply review the essentials and any extras you may choose, then pair them with your rental rate to get a full picture of your expected monthly and move-in costs.

Move-In Fees

Administrative Fee	\$250	Per unit / one time	Required
Application Fee	\$55	Per applicant / one time	Required
Security Deposit <small>(Refundable)</small>	\$500	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 <small>Only applied if renter's insurance is not provided</small>
Common Area fee	Varies	Per unit / monthly	Required
Community Fee <small>(Internet & Dwell)</small>	\$110	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	\$5.50	Per unit / monthly	Required
Utilities - Final Utility Billing	\$5.50	Per unit / on final bill	Required

Personalized Add ons

Situational Fees

Pet Deposit (Refundable)	\$250	One time	Optional
Pet Fee	\$250	One time	Optional
Pet Rent	\$45	Per pet / monthly	Optional
Key Fobs	\$50	Replacement or additional	
Garage Remotes	\$75	Replacement or additional	
Brass Key	\$5	Replacement or additional	
Clubhouse Rental	\$100	Per hour	
Early Termination Fee	Equal to two months of rent with 60 day notice		
Transfer Fee	\$500	One time	
Month to Month Fee	\$175	Monthly after lease expires	
Service of Notice Fee	\$25	Per occurrence	
Late Fee	10% of base rent	Per occurrence	
Lease Violations	\$50+	Per occurrence	
Returned Payment Fee (NSF)	\$20		
Utilities - Electric (VUR Charge)	\$50	Only charged if Gas is billed back to the tenant	

Questions?

If you need help understanding any part of your utility setup, fees, or lease terms, our friendly leasing team is ready to assist. Reach out by phone, stop by the office, or send us a quick message—we're always here to make your experience as simple and supportive as possible.

Date of Issuance

12/03/2025

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.