No Surprises, No Hidden Fees

Clear, consistent pricing that removes guesswork from your decision. We outline every one-time and monthly fee so you always know what to expect.

Applicant One-Time Fees

Application Fee *(per applicant; credit, background and income screening)*	**$40**
Holding Fee* *(applied to move-in charges if approved; refundable if denied)*	**$300**

Required Monthly Fees

Valet Trash Service *Door-to-door trash collection service.*	**$20.50**
Internet Service *High-speed internet service.*	**$42**
Package Management *Package management subscription.*	**$5**
Renters Insurance *Enrollment in our Get Covered Master Insurance Policy which provides $100,000 general liability and $10,000 personal property coverage.* ***Participation is required unless alternative coverage is verified.***	**$15**

Pets

Monthly Pet Fee *(if applicable) Recurring monthly fee for an approved pet.*	**$35**
One-Time Pet Deposit *(if applicable; refundable) Due when a pet is added to the lease.*	**$300**
Poo Prints Enrollment *(if applicable) Registration for the Poo Prints pet-waste DNA screening service.*	**$65**

Up to two pets allowed per home. The following purebred dog breeds are restricted: Bull Terrier (English, Staffordshire, American), Pit Bull, Rottweiler, and Doberman.

Move In Day One-Time Fees

Security Deposit *(refundable) May be $750 up to $300 + 1 month of Base Rent, based on screening results.*	**Varies**
Administrative Fee *Non-screening application processing costs; paid at time of move in.*	**$250**
Zero Deposit *Alternative to the security deposit, paid as a monthly fee; no deposit due at move-in. Not available with Security Deposit.*	**$38/mo**

Monthly Utility Fees

Utilities - Self-Managed *Electricity provided by Poudre Valley REA and gas by Atmos Energy. Residents must establish and maintain personal utility accounts for their entire residency.*	**Based on usage**
Utilities - Metered *Paid to Authentix Apartments. Charges for usage of water, sewer, stormwater, irrigation, and other common area utilities.*	**Based on usage**
Utilities - Admin Fee *Fee to cover the non-usage costs associated with utility management.*	**$4**
Utilities - Trash Collection *Trash and recycling charges paid monthly with rent.*	**$16**

Parking

Surface Parking	***Included in Rent***
Assigned Single-Car Garage	**$135**

All items subject to availability. Pricing may vary based on option selected.

Fees are subject to change.

AUTHENTIX APARTMENTS

EQUAL HOUSING OPPORTUNITY

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Additional charges that may apply during your lease. We outline them here so you always know what to expect.

Payment & Access Fees

Returned Check Fee *Charged when a payment is rejected by your financial institution.*	**$20**
Lockout Fee *Emergency Maintenance assistance for after-hours entry.*	**$50**
Additional Door Key	**$5**
Additional Mailbox Key	**$5**
Fob Replacement Fee *Replacement community-access fob.*	**$50**
Garage Remote Replacement *Replacement garage-door opener.*	**$50**

Lease Charges

VCR (Vacant Cost Recovery) Fee *Charged when utility service is not maintained, in addition to utility costs for that period.*	**$10**
Transfer Fee *Transfer to another home during the lease term.*	**75% of Base Rent**
Poo Print Clean Up Fee *(if applicable) Charged per occurrence for pet-waste clean-up verified by DNA screening through Poo Prints.*	**$135**

Optional Services

Pack n' Go - Studio	**$300**
Pack n' Go - 1 Bedroom	**$324**
Pack n' Go - 2 Bedroom	**$372**
Pack n' Go - 3 Bedroom *Optional flat-rate move-out service covering standard cleaning and related services.*	**$384**
Clubhouse Rental Fee *Private clubhouse reservation; extended rentals may have additional charges.*	**$50/hour**
Handyman Service *Personal assistance such as furniture assembly or mounting TVs or drapes; painting is not provided.*	**$25/hour**

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