



RESIDENT FEE SCHEDULE

ADMINISTRATIVE FEES

- \$55 **Application Fee** per adult 18 years of age or older
- \$200 **Lease Administrative Fee** one-time fee charged at lease origination
- \$50 **Lease Renewal Documentation Fee** (Waived when signed 60+ days prior to next lease term)
- \$50 **Lease Change Fee**
- \$10 **Processing Fee** for all payments not made through Agent's website
- \$30 **Monthly Resident Benefit Package Fee** (Does not apply to winter visitor 30–90-day lease)

LEASE VIOLATION FEES

- \$10 **Late Fee** per diem after the rental due date. No Grace Period
- \$50 **Notice Fee** for any Lease/Legal Non-Compliance, HOA Letters, 5-Day Letters
- \$50 **NSF/Declined Payment Fee**
- \$50 **Utility Management Fee** per utility bill not placed in Tenant's name

MISCELLANEOUS FEES

- \$200 **Lost Key Fee**
- \$50 **Missed Appointment Fee** for each missed vendor appointment, plus any vendor charged fees, any missed inspection
- \$50 **Special Documentation Fee** for a letter of reference regarding rental history as may be requested by tenant
- \$50 **Utilities Management Fee** when utilities are not on for move out inspection plus cost of reactivation service
- \$50 **Reinspection Fee** for all missed, rescheduled or reinspection due to non-compliance
- \$50 **Keys Fee** for keys not returned by the last date of occupancy plus cost of locksmith
- 10% **Maintenance Coordination Fee** - maintenance, repairs, cleaning, yard maintenance, pest control invoices that were tenant responsibility upon vacating

LEASE BREAK FEES

- **Lease Break Fee** 50% of the monthly lease rate, **plus** remaining responsibilities under the lease until the property is re-rented

SECURITY DEPOSITS

- The Residential Lease Agreement is subject to the receipt of the Security Deposit in the amount of one plus one half the rent. Security deposits may be held in Landlord/Agent interest bearing account with a federally insured bank or other. SECURITY DEPOSITS MAY NOT BE USED AS ADVANCE RENT, but as security for full and faithful performance of all obligations of Tenant under or pertaining to the Agreement. Landlord/Agent shall provide an accounting and any refund due of the security deposit within fourteen (14) business days of Tenant's termination or expiration of the Lease Agreement and return of possession of the premises.
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