

Tenant Terms and Conditions

Payment Processing & Administrative Fees:

- **Application Fee:** \$40
- **Rental Payment Processing by Check:** \$5 per check
- **Non-Sufficient Funds Check:** \$50
- **Late Payment Fee:** 10% of monthly rent
- **Lease Modification Fee:** \$150
- **Lease Renewal Fee:** 5% of total monthly rent
- **Rental Verification Form Completion:** \$50
- **Rental Ledger Print:** \$25
- **Rental Assistance/Utility Form Completion:** \$25
- **Lease Print Fee:**
 - **Less than 48-hour notice:** \$50
 - **More than 48-hour notice:** \$25
- **Section 8 Packet Completion:** \$50 (less than 48-hour notice)

Utility and Maintenance Fees:

- **Utility Turnover:** \$150 plus actual utility costs
- **Late Utility Statement:** \$25
- **No-Show for Scheduled Maintenance or Evaluations:** Actual cost incurred plus \$35
- **Notice of Lease Violation:** \$50 per notice
- **Month-to-Month Lease Fee:** 10% increase over regular rental rate
- **General Tenant-caused Maintenance or Negligence:** \$60 per hour plus supplies
- **Emergency Maintenance (Tenant-caused):** \$75
- **Entry for Lost Key:** \$60
- **Key Replacement:** \$50 per key

- **Lock Change:** \$75 per lock
- **Garage Door Opener Replacement:** \$150
- **HVAC Filter Replacement:** \$50

Legal and Compliance Fees:

- **Legal Notices:** \$35 per notice
- **Trip Charge (for posting notices): \$50**
- **Eviction Processing:** \$99 plus court and associated costs
- **Personal Inspection (upon tenant request): \$50**

Pet Fees:

- **Monthly Pet Fee:** \$25 per pet
- **Non-Refundable Pet Fee:** \$100 per pet

Potential Move-Out Charges:

- **Wall Patching & Painting:** \$50–\$200 per room (size/condition dependent)
- **Nail Hole Repair:** \$10–\$20 per hole
- **Trim Replacement:** \$50–\$100 per section
- **Carpet Stain/Damage Repair:** \$50–\$200 per room
- **Carpet Cleaning:** \$50–\$150 per room
- **Tile/Vinyl Floor Repair:** \$50–\$200 per area
- **Hardwood Floor Refinishing:** \$6 per sq. ft.
- **Light Fixture Replacement:** \$50–\$200 per fixture
- **Blinds Replacement:** \$20–\$100 per window
- **Door Repair/Replacement:** \$50–\$200 per door
- **Cabinet/Drawer Repair:** \$50–\$200 per unit
- **Appliance Repair/Replacement:** Cost varies (actual cost + labor)
- **Tile/Grout Repair:** \$50–\$200 per area
- **Electrical Outlet/Switch Replacement:** \$50–\$150 each

- **Drywall Repair:** \$50–\$200 per area
- **Window Screen Repair:** \$20–\$50 each
- **Caulking Replacement (Mold/Mildew):** \$50–\$100 per area
- **Smoke Detector Battery Replacement:** \$10–\$20 each
- **Countertop Repair/Replacement:** \$50–\$200 per area
- **Toilet Repair/Replacement:** \$100–\$300 per toilet
- **Pest Infestation Treatment:** \$100–\$300 (severity dependent)
- **General Cleaning/Debris Removal:** \$50–\$200 per room
- **Window Glass Replacement:** \$100–\$300 per window
- **Exterior Damage Repair (Siding/Deck):** \$50–\$500 per section
- **Water Damage Mitigation:** \$200–\$1000 (extent dependent)
- **Lawn Repair/Re-sodding:** \$100–\$500 per area
- **Garage Door Repair/Replacement:** \$200–\$500
- **Mold Remediation:** \$200–\$1000 (extent dependent)
- **Drain Repairs:** \$50–\$200 each
- **HVAC Component Repair/Replacement:** Actual cost plus labor
- **Garage Floor Repair:** \$200–\$500
- **Exterior Lighting Fixture Replacement:** \$50–\$200 per fixture
- **Septic System Repair:** Actual cost plus labor
- **Damage from Unauthorized Modifications:** \$100–\$500 (complexity dependent)
- **Improper Waste Disposal:** \$50–\$200 plus applicable fines
- **Overflow Damage (Sink/Tub):** \$100–\$500
- **Other Repairs/Damages (not listed):** Actual invoice cost + 20% admin fee

Additional Miscellaneous Charges:

- **Countertop Stain/Burn Repair:** \$50–\$300
- **Lawn Mowing (neglected):** \$75 per service

- **Light Bulb Replacement:** \$3 each
- **Outlet/Switch Cover Replacement:** \$5 each
- **Stove Drip Pan Replacement:** \$50 per set
- **Toilet Seat Replacement:** \$40
- **Towel Bar Replacement:** \$40

Dispute Resolution:

For disputes regarding any charges, tenants must submit written notification within 10 days of receiving an invoice. The dispute will be reviewed promptly, and a resolution communicated within 14 days of receipt.