



Fees and Fines

This Exhibit, attached to and made a part of the Residential Lease Agreement ("Lease Agreement"), outlines the fees and fines that may be imposed by the Landlord or Property Manager. Please note that these fees and fines are subject to modification or addition by the Landlord at any time. Multiple or severe violations of the outlined policy may result in a higher penalty. It is the Tenant's responsibility to review and understand these fees and fines, as they apply throughout the tenancy.

NOISE/NUISANCE/MENACING TENANT CLAUSE IN YOUR LEASE, (Peace Disturbance Fines) **\$50.00 - \$500.00**

a. In the event that the Tenant or their guests engage in behavior that significantly disturbs the peace and quiet of the community or other residents, the Tenant may be subject to a Noise/Nuisance/Menacing/peace disturbance fee. The amount of this fee will be determined by the Landlord and provided in a written notice and could lead to additional actions, including termination of the lease agreement.

Dumping Fines: \$100.00 - \$250.00

a. Dumping Fine: The Tenant is responsible for disposing of waste and garbage in the designated areas. A fine may be imposed if waste is improperly disposed of or dumped in unauthorized areas. The fine amount will be determined by the Landlord.

b. Cigarette Dumping Outside Fine: Discarding cigarette butts or related waste outside of designated smoking areas or outside your unit is prohibited. A fine will be imposed for this violation, the amount of which will be determined by the Landlord and could lead to additional actions, including termination of the lease agreement.

Unauthorized Occupants-Related Fees and Fines: \$1,000.00 per unauthorized occupant(s) and Increased Rent of \$500.00 a month per unauthorized occupant

a. Any occupant that has not been approved in writing by the Landlord, is considered unauthorized. The amount of which will be determined by the Landlord, and could lead to additional actions, including termination of the lease agreement.

Unauthorized Pet-Related Fees and Fines: \$1,000.00 per unauthorized pet(s) and Increased Rent of \$500.00 a month per unauthorized pet

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Initials _____ Initials _____ Initials _____

a. Any pet that has not been approved in writing by the Landlord regardless of if it is just visiting, is considered unauthorized. The amount of which will be determined by the Landlord, and could lead to additional actions, including termination of the lease agreement.

Pet Waste Cleanup Fine: Starting at \$50.00

a. Failure to clean up after pets in designated areas may result in a pet waste cleanup fine. The fine amount will be determined by the Landlord and could lead to additional actions, including termination of the lease agreement.

Driving or Parking on Lawn Areas: \$350.00 - \$500.00

a. Driving or parking on lawn areas, or where not permitted, is strictly prohibited. If damage is incurred due to this behavior, the Tenant will be responsible for repair costs and any additional fines as determined by the Landlord and could lead to additional actions including terminations of the lease agreement.

Trash Outside of Dumpster Fine: \$50.00 - \$150.00

a. Leaving trash or garbage outside of the designated dumpsters is a violation of this Lease Agreement and may result in a fine as determined by the Landlord, and could lead to additional actions, including termination of the lease agreement.

Cleanliness/Clutter Fine: \$75.00 - \$150.00

a. The Tenant is expected to maintain the leased property in a clean and sanitary condition and uncluttered. If the property requires excessive cleaning during or at the end of the lease term, the Tenant may be subject to a cleanliness fee. The fee amount will be determined by the Landlord, and could lead to additional actions, including termination of the lease agreement.

Violations or Evictions Notices Fees: \$50.00

a. If an eviction or a violation notice is served to the Tenant by mail, email, text message or posted on the tenant door, the Tenant shall be responsible for the associated service fees, which will be determined by the Landlord, **and could lead to additional actions, including** termination of the lease agreement.

Maintenance that has not been reported Starting @ \$75/hour plus any materials.

- a. The Tenant shall be responsible for addressing and covering the costs of repairs for maintenance that was not reported to the landlord in a timely manner whether it was caused by the tenant. This does not pertain to Normal Wear and Tear.
- b. The tenant may be held responsible for the associated service fees, which will be determined by the Landlord, and could lead to additional actions including termination of the lease agreement.

Maintenance due to Negligence Starting @ \$75/hour plus any materials.

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Initials _____ Initials _____ Initials _____

a. The Tenant shall be responsible for addressing and covering the costs of repairs that are a result of their actions or negligence. The tenant may be held responsible for the associated service fees, which will be determined by the Landlord, and could lead to additional actions including termination of the lease agreement.

ACH/Electronic/Check Return Fee: \$35/transaction.

a. If any Automated Clearing House (ACH) payments, electronic or fund transfers are returned or not honored, the Tenant shall be subject to a return fee. This also could lead to discontinuing or acceptance of any type of payment method other than money orders or cashier's checks. The fee amount will be determined by the Landlord and could lead to additional actions including termination of the lease agreement.

Smoke Detector Tampering or Neglecting: \$100/detector.

a. Tampering with, disabling, and/or not replacing batteries when needed in smoke detectors is strictly prohibited. If it is determined that the Tenant has tampered or neglected any smoke detectors, a fine may be imposed, the amount of which will be determined by the Landlord.

Smoking Inside of Property Fine: \$1,000.00 and increase of rent by \$500.00/month.

a. Smoking inside the leased property is prohibited. If evidence of smoking inside the property is found, the Tenant shall be subject to a smoking fine as determined by the Landlord and could lead to additional actions including termination of the lease agreement.

Denying Entry for Pest Control or inspections: \$100.00

a. The Tenant is required to allow scheduled pest control services into the property. Denying entry for scheduled bug sprays may result in a fine, the amount of which will be determined by the Landlord and could lead to additional actions including termination of the lease agreement.

Filter Negligence: \$50.00

a. Regular maintenance of air filters is the responsibility of the Tenant. Failure to do so may lead to repair or replacement costs, as well as additional fines, as determined by the Landlord, and could lead to additional actions including termination of the lease agreement.

Rekeying Fee: \$75.00 - \$350.00

a. If the tenant requests or necessitates rekeying of the apartment locks, a rekeying fee will be applied as outlined in the lease agreement.

b. Instances of unauthorized rekeying by the tenant may result in fines, the amount of which will be determined by the Landlord, and could lead to additional actions, including termination of the lease agreement.

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Initials _____ Initials _____ Initials _____

Unlocking Service Fee: \$50.00 - \$75.00

a. Should the tenant require assistance from the landlord to unlock their apartment due to accidental lockouts, a service fee may be incurred. The amount of the service fee will be determined by the landlord and failure to adhere to the terms may result in fines and potential further actions, including termination of the lease agreement.

Key Retention Fee: \$150.00 - \$350.00

a. Upon the conclusion of the lease term, failure to return both the apartment and mailbox keys to the landlord will result in a key retention fee, as detailed in the lease agreement. The specified fee for non-compliance will be determined by the landlord, and neglecting to promptly return the keys may incur fines and potential consequences.

Tenant Not providing Renters Insurance Fee Up to \$100.00

a. Tenant does not maintain Renters Insurance on the unit may result in fines, the amount of which will be determined by the Landlord, and could lead to additional actions, including termination of the lease agreement.

Damage to Premises: \$25.00 - TBD

a. As per the terms outlined in the lease agreement, tenants are hereby reminded that any damage to the premises is strictly prohibited. This includes but is not limited to damage to walls, floors, fixtures, appliances, and other property components. Any such damage will be assessed during inspections. Failure to comply with this regulation may result in fines, penalties, and potential lease termination at the discretion of the landlord.

Notice: The Landlord reserves the right to modify or add to this Fees and Fines Schedule at any time.

By signing this Lease Agreement, the Tenant acknowledges and agrees to the terms and conditions outlined in this Fees and Fines Schedule.

Tenant Print Name: _____ Signature: _____ Date: _____

Tenant Print Name: _____ Signature: _____ Date: _____

Tenant Print Name: _____ Signature: _____ Date: _____

Landlord Print Name: _____ Signature: _____ Date: _____