

Fee Disclosure

All adult applicants must pay a \$45 non-refundable screening fee. Security deposit minimum of \$400 per adult applicant. For houses and duplexes, the security deposit is equal to the monthly rent payment. In case of adverse screening, applicants may be required to increase their security deposit by \$200 and/or by an amount equal to the last month's rent. All security deposits are refundable, less costs for carpet and drapery cleaning, other cleaning, damages, unpaid rent and fee(s), as applicable. Pet deposit is \$100 - \$300 per pet. Pet rent of \$25 per pet per month may be required. (Generally properties requiring a deposit of \$300 DO NOT require pet rent, while properties that charge \$100 DO require pet rent.) Documented service animals are exempt from deposits and fees. Late rent fee is \$45 for payments received after the 4th day of the month, even if the 4th is a holiday or Sunday. Dishonored check charge is \$50. Utility service charge is equal to the charge as determined by the utility service provider. Failure to establish an account with a utility service provider within 72-hours of commencement of tenancy may result in a violation fee of \$25. Fee for failure to clean up pet waste is \$25 (first offense) and \$50 (second and subsequent offenses). Fee for rubbish outside of unit door is \$25 for second and subsequent offenses. Fee for parking violation is \$25 for second and subsequent violations. Fee for smoking in designated no-smoking areas is \$50. Fee for tampering with or disabling a smoke alarm is \$250. Fee to transfer lease from one party to another (lease assignment) is \$125, including changing roommates during the lease term. Fee for keeping an unauthorized pet capable of inflicting damage on persons or property is \$50. All tenants are required to obtain and maintain a renter's insurance policy equal to \$100,000 and submit documentation of such to landlord upon request. *