

## Fines and Fees Schedule

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.

### **Peace Disturbance Fine: \$50.00 - \$200.00**

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 peace disturbance fee. The amount of this fee will be determined by the Landlord and provided in a written notice.

### **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 will 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 is prohibited. A fine will be imposed for this violation, the amount of which will be determined by the Landlord.

### **Pet-Related Fees and Fines: a. \$50.00 - \$100 b. \$50.00/day c.\$250/violation**

- a. Pet Waste Cleanup Fine: 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.
- b. Acquiring a Pet Without Notice Fine: Acquiring a pet without providing proper notice to the Landlord, may result in a fine, the amount of which will be determined by the Landlord.
- c. Aggressive Breed Fine: If a Tenant is found to have an unapproved aggressive breed on the premises, they will be subject to a fine **per violation**. The Tenant must remove the unauthorized pet within **24 hours** of notice. Failure to do so may result in additional daily fines and/or lease termination.

### **Prohibited Parking: \$350.00 - \$500.00**

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.

### **Cleanliness Fine: \$75.00 - \$150.00**

The Tenant is expected to maintain the leased property in a clean and sanitary condition. If the property requires excessive cleaning at the 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.

**Eviction Notice Serving Fee: \$25.00**

If an eviction notice is served to the Tenant, the Tenant shall be responsible for the associated service fees, which will be determined by the Landlord.

**Clogged Drain (If Caused by Tenant): \$65/hour**

The Tenant shall be responsible for addressing and covering the costs of repairs for clogged drains that are a result of their actions or negligence.

**ACH Return Fee: \$45/transaction**

In the event that any Automated Clearing House (ACH) payments or electronic fund transfers are returned or not honored, the Tenant shall be subject to an ACH return fee. The fee amount will be determined by the Landlord.

**Smoke Detector Tampering: \$100/detector**

Tampering with or disabling smoke detectors is strictly prohibited. If it is determined that the Tenant has tampered with smoke detectors, a fine will be imposed, the amount of which will be determined by the Landlord.

**Smoking Inside of Property Fine: \$250.00 - \$500.00**

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.

**Destruction of Blinds: \$60.00 - \$100.00/window**

Any damage to blinds within the property that exceeds normal wear and tear will result in a repair or replacement fee, the amount of which will be determined by the Landlord.

**Denying Entry for Bug Sprays: \$100.00 - TBD**

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.

**Filter Negligence: \$50.00**

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.

**Hostility Towards Staff and/or Residents: \$100.00 - \$250.00**

In the event of any hostile behavior exhibited by the Tenant towards staff or other residents, the Tenant shall be subject to a fine. The fine amount will be determined by the Landlord.

**Unauthorized Occupants: \$250.00**

In the event that an unauthorized occupant, not listed on the lease agreement, is found residing in the unit, the Tenant will be subject to a fine.

**Rekeying Fee: \$75.00 - \$125.00**

In the event that the tenant requests or necessitates rekeying of the apartment locks, a rekeying fee will be applied. Instances of unauthorized rekeying 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.

**Unlocking Service Fee: \$50.00 - \$75.00**

Should the tenant require assistance from the landlord to unlock their apartment due to accidental lockouts, a service fee will 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 - \$200.00**

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.

**Barbecue Grill, Gas Cans, Generators on Premises: \$75.00 - \$250.00**

Tenants are hereby reminded that the presence of barbecue grills, gas cans, or generators on the premises is strictly prohibited. These items pose significant safety risks and are not permitted within the confines of the leased property. Failure to comply with this regulation may result in fines, penalties, and potential lease termination at the discretion of the landlord.

**Damage to Premises: \$25.00 - TBD**

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 the monthly inspection. Failure to comply with this regulation may result in fines, penalties, and potential lease termination at the discretion of the landlord.

**No Running or Horseplay in the Pool Area: \$25.00 - TBD**

Tenants are hereby reminded that engaging in running or horseplay within the pool area is strictly prohibited. This includes activities that may cause damage to walls, floors, fixtures, appliances, and other property components. Any such damage will be assessed during the monthly inspection. Failure to comply with this regulation may result in fines, penalties, and potential lease termination at the discretion of the landlord.

**No Diving: \$25.00 - TBD**

Tenants are hereby reminded that diving into the pool is strictly prohibited. The pool is not equipped for diving, and engaging in such activity poses a significant safety risk. Please enter the pool using the designated entry points to avoid accidents and injuries. Any violations of this rule may result in fines, penalties, and potential lease termination at the discretion of the landlord.

**No Glass Containers: \$25.00 - TBD**

For safety reasons, glass containers are strictly prohibited in the pool area. This rule is in place to prevent accidents and injuries caused by broken glass. Please refrain from bringing glass containers such as bottles or jars into the pool area. Any violations of this rule may result in fines, penalties, and potential lease termination at the discretion of the landlord.

**No Pets Allowed: \$25.00 - TBD**

To maintain cleanliness and hygiene, pets are not permitted in the pool area. This rule is in place to uphold our standards of cleanliness and to ensure the comfort of all residents enjoying the pool facilities. Please refrain from bringing pets into the pool area. Any violations of this rule may result in fines, penalties, and potential lease termination at the discretion of the landlord.

**No Smoking: \$25.00 - TBD**

Smoking is strictly prohibited in the pool area and within 25 feet of the designated area. This rule is in place to maintain a clean and healthy environment for everyone enjoying the pool facilities. Please refrain from smoking in these areas. Any violations of this rule may result in fines, penalties, and potential lease termination at the discretion of the landlord.

**Respect Pool Furniture and Area: \$25.00 - TBD**

Please be mindful of pool furniture and equipment. This includes using them as intended and refraining from any misuse or damage. Violations of this rule will not be tolerated. Any damage to pool furniture or facilities may result in fines, penalties, and potential lease termination at the discretion of the landlord.

**Appropriate Pool Behavior and Clothing: \$25.00 - TBD**

Please maintain appropriate behavior while in the pool area, respecting the comfort and safety of others. Additionally, we kindly ask that you wear appropriate swimwear while using the pool facilities. Violations of this rule may result in fines, penalties, and potential lease termination at the discretion of the landlord.

**Non-compliance with Renter's Insurance: \$250 - \$500**

Tenants are required to maintain an active and up-to-date renter's insurance policy with a minimum of \$100,000 in coverage through Rentec Direct at all times during tenancy.

**ACH Non-Compliance: \$75 - \$150**

If payment information is not kept up to date or if automatic withdrawals are missed due to outdated or invalid account details, a fine will be applied to your account. Tenants are responsible for ensuring payment methods remain valid and in compliance with the scheduled withdrawal process at all times.

**Not Maintaining Utilities in Tenant's Name: \$250**

Residents are responsible for ensuring all utilities remain active and registered under their name for the full duration of occupancy.

**Key Copy Request: \$15**

A \$15 fee will be charged for providing a copy of your key upon request. Please note, this option is only available if we already have a copy of your key. The fee covers the cost of duplicating and supplying the key.

**Temporary Equipment Charge: \$50-TBD**

In the event equipment is temporarily placed in your unit, a temporary charge will be applied to your account until it is either removed by Lease Joplin staff or returned by you. If the equipment is lost, damaged, or broken, you will be responsible for the replacement cost.

**Exterior Furnishings Fine: \$250.00-TBD**

Tenants are not permitted to store personal belongings outside of their unit, including but not limited to furniture, lawn chairs, toys, cigarette containers, or any other items. All personal property must be kept inside the unit or in designated storage areas (if applicable). This policy is in place to maintain the property's curb appeal and ensure a clean, well-kept community. Any items left outside will be subject to removal at the tenant's expense.

Notice: The Landlord reserves the right to modify or add to this Fees and Fines Schedule at any time. Notice of such changes will be accessible by the tenant at [leasejoplin.com](http://leasejoplin.com).

By signing this Lease Agreement, the Tenant acknowledges and agrees to the terms and conditions outlined in this Fees and Fines Schedule. Updated: 04/10/2025