

Fee List (Policy) Addendum

Application Fee: \$40 per adult

Late Fee: **A)** \$50 after 1201 PM on the 5th of each month plus \$10 for each additional day that the rent remains unpaid in full or max. \$200.
 B) Late Fees must be marked as such on payment slips and are secondary to paying deposit and rent.

Exterior/Interior Order and General Sanitation: A \$20 fee shall be charged to tenant(s) who, after at least two notifications or warnings on record, fails to correct sanitary/disorder within perimeters of their living and recreational space. This fee applies also tenants who have a part in causing the uncleanliness/disorder outside of their rental spaces but still on the property.

Disturbance: A \$20 fee shall be charged to any tenant(s) who after at least two recorded notifications and/or warnings, cause a boisterous (noisy) disturbance to other tenants.

Parking Fee: A \$20 fee shall be charged to tenant(s) who park/impede the parking of others tenants. Manager designates parking spaces and must be consulted before hosting numerous vehicles.

Administrative Fees: Printed copies of lease, application, or other filed documents requests shall carry a fee of at least \$20 per document type i.e. needing a copy of lease. Digital requests shall cost a minimum of \$10 and all requests will be filled within 48 hours within after payment.

Key Fees: \$20 fee for generating copies of keys.
 \$40 Lockout/Unlock fee (should the tenant become locked out of the home)
 \$75 Lost key fee/Change locks
 \$50 fee for any unauthorized copying of keys
 \$75 fee for failing to return all keys upon Move out.

Damages [tenant caused]: Damages/problems outside of normal wear and tear such common problems are toilet clogs (min. \$40 charge), forced entry damage min. \$80, and broken glass/wall holes min \$60+ etc.

Over Occupancy Fee: \$40 - \$100 fee per month for any teenage or adult occupancies who are not on the lease/rental agreement but living at the residence.

*All fees may be repeated if violations are repeated. Management will well document violations. Fees may be waived with special approval from owner and good history.

*All fees are applied to general balance and should be paid secondary to rent. All fees must be paid before the end of the tenancy to leave balance satisfied.

*Tenant agrees to Fee List policies by way of signed lease and continued payment of rent and residing on property

* List is last updated on 29 October 2022