

ECHO PROPERTIES FEE SCHEDULE

2025

Application Fee: \$40 per applicant via online application process

Additional Pets: One-time non-refundable pet fee \$250

Monthly fee PER PET \$50

Additional Tenants: \$100 per month additional rent per additional occupant that are not on the original lease

Lease Amendment when changing Tenants: \$250 (Re-leasing fees may apply. Refer to the Lease.)

Private lock on bedroom door: Landlord will install electronic keypad similar to entry door upon request and payment of \$150 fee. This lock remains the property of the Landlord upon termination of the lease.

Some properties are required to replace air filters monthly. Landlord will inspect property quarterly. If air filter is dirty, Landlord will replace air filter and bill tenant \$25.00 per filter replaced. Mini-splits also have filters to clean monthly. If landlord cleans, the fee will depend on severity from \$10 - \$100.

Move-Out Fees: These fees apply if home is not left in original condition as when lease commenced.

Replace light bulb: \$10.00 per bulb. Specialty bulbs are cost of bulb plus 50% fee for installation.

Cleaning service: Cost of cleaning service plus 20% fee for engaging service.

Cleaning smooth top stove: \$50.00 Cleaning oven: \$50.00

Replace air filters: \$25.00 per filter Cleaning mini-split (filter only) \$10.00

Replace window blinds: \$50.00 per blind for vinyl. Some properties have 2" blinds. 2" blinds are replaced at Cost of blind plus \$10 labor.

Repair of wall damage: Contractor quote determined based on severity of damage.

Repainting: \$450 per room plus cost of paint. (if required due to wall damage.) If contractor fee is more than \$450 (for example large rooms), the charge will be quoted price plus 20%.

Replacement of windows, doors, appliances or other damage caused by tenant will be charged as cost of replacement and labor plus 20% project management fee.

This Fee Schedule is subject to change without notice as costs of repairs fluctuate with the market. Not all fees that pertain to a situation are addressed in this Fee Schedule. These fees do not replace any penalties available within the governing Lease document. Please contact our Office if you have any questions.