

## Lease Addendum (Fees & Charges)

### **FEES & CHARGES OVERVIEW (T/M = Time & Materials)**

- NSF Fee/Returned Check: \$25 + (Any Additional Charges if Incurred)
- Lease Termination Fee: 1 Full Month Rent + Rent Till Unit is ReRented
- Lockout of Home: \$50 + T/M
- Removal of 3rd Party locks: \$50 + T/M
- Failure to Maintain Coded Door Lock Resulting in a Dead lock: \$65 + T/M
- Failure to Return Keys After Move-Out: \$25/per Key + T/M
- Failure to Return Garage Openers After Move-Out: \$50/per Remote + T/M
- Failure to Move Out on Time: Prorated Rent + Additional \$100 a Day
- Failure to Maintain Lawn/Snow Care: \$50/per occurrence + (T/M IF Needed)
- Tenant or Co-signer Addition/Removal/Sublease: \$200/per Person
- Failure to Setup Tenant-Paid Utilities: \$200/per Month + Bills Accumulated
- Pet Rent: \$45/per Animal per Month - Pet Deposit: \$500
- Unauthorized Animal: \$500/per Month Until Removed
- Unauthorized Animal Inspection: \$75/per Inspection (Max 1/per week)
- Failure to Clean-up After Animal: \$25/per Defecation + T/M
- Aquariums or Terrariums 10-30 Gallons: \$500 Security Deposit
- Unauthorized Occupant: \$500/per Individual per Occurrence
- Sleeping In Non-legal Bedrooms: \$100/per Occurrence
- New Lease Preparation Fee: \$75
- Not allowing Entry After Confirmed Notice: \$100 + T/M
- Smoking in Unit/Building: \$100/per Violation
- Disturbance Violation: \$100/per Violation
- Police Response to Disturbance: \$150/per Occurrence
- Laundry Amenity: \$6/per Month per Tenant
- Late Rent After the 5-Day Grace Period: 8% of outstanding charges + (14-Day Pay or Quit)

### **FEES & CHARGES DESCRIPTION**

- **NSF Fee/Returned Check: \$25 + (Any Additional Charges if Incurred)**
  - In the event, that a Tenant's check is dishonored and returned unpaid for any reason to Management. Tenant agrees to pay a returned check charge (NSF) of \$25 plus any additional charges incurred by the owner from the financial institution AND accept whatever consequences there might be in making a late payment. If for any reason a check is returned or dishonored, all future rent payments must be completed through a different payment method.

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- **Lease Termination Fee: 1 Full Month Rent + Rent Till Unit is ReRented**
  - IF Tenant wants to terminate the lease altogether, a 45-day written notice must be given to provide time to get the dwelling marketed and released. If the dwelling does not get rented in that duration. The Tenant will be held liable for rent and other monthly expenses of the home until it is rented. To break the lease after notice is given to Management, Tenant must pay a fee total of 1 Month's rent plus continue paying all rent and charges associated with the unit till it is rerented.
- **Lockout of Home: \$50 + T/M**
  - If Tenant is locked out of their dwelling and prefers not to call a locksmith. Management will charge \$50 plus time and materials to provide access back into the dwelling
- **Removal of 3rd Party locks: \$50 + T/M**
  - Any door latching hardware preventing Management from accessing the dwelling will result in a \$50 fee plus time and materials to gain access, remove, and repair the area it was installed.
- **Failure to Maintain Coded Door Lock Resulting in a Dead lock: \$65 + T/M**
  - Most homes managed are secured by coded keyless locks. These devices will start to make additional beeping or red flashing signals to signify a low battery long before it fully stops working. It is up to Tenant to replace the battery located within the back of the device. If a low battery is ignored and the lock is no longer operational. There will be a \$65 fee plus time and material to gain access back into the home.
- **Failure to Return Keys After Move-Out: \$25/per Key + T/M**
  - Failure to return all keys will result in a replacement fee of \$25 per key plus time and materials
- **Failure to Return Garage Openers After Move-Out: \$50/per Remote + T/M**
  - Failure to return garage remote(s) will result in time and material charges to purchase and program new remotes plus a \$50 fee per remote.
- **Failure to Move Out on Time: Prorated Rent + Additional \$100 a Day**
  - If Tenant does not move out by their agreed-upon termination date. There will be a \$100 fee per day plus prorated rent till the dwelling is surrendered to management along with any resulting eviction costs if incurred.

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- **Failure to Maintain Lawn/Snow Care: \$50/per Occurrence + (T/M IF Needed)**
  - Failure to maintain lawn or snow care responsibilities will result in a \$50 fee per occurrence plus time and material charges for Management to maintain the lawn and snow to comply with city code IF necessary.
  
- **Late Rent After the 5-Day Grace Period: 8% of Outstanding Charges + (14-Day Pay or Quit)**
  - Tenant hereby acknowledges that late payment will cause Management to incur costs not contemplated by this rental agreement. We allow for a 5-day grace period. In the event, rent is not received prior to the end of the grace period. The Tenant agrees to pay an 8% late fee taken from the total due. Neither ill health, loss of job, financial emergency, or other excuses will be accepted for late payment.
  - MISSING FUNDS AFTER THE GRACE PERIOD WILL RESULT IN A 14-DAY PAY OR QUIT. A payment plan must be discussed with Management thereafter to satisfy the lack of payment or missing funds. IF Tenant defaults on their agreed upon payment plan with Management to recoup the missing funds. Management may still file for an EVICTION even after partial payments are made. This payment plan and default actions will be on a written agreement made between Tenant and Management.
  
- **Tenant or Co-signer Addition/Removal/Sublease: \$200/per Person**
  - No portion of the premises shall be sublet or assigned without the prior written consent of Management. Which consent shall be exercised in Management's sole discretion. Additional Tenants on this lease must also unanimously agree to the change in Tenants, and accept the dwelling in an AS IS condition. Any attempted subletting or assignment without the prior written consent of Management will be a violation of this lease. There will be a \$200 fee per sublease, this includes Co-signers in the event of one looking to be removed or subleased on a given lease agreement.
  - Current Tenants shall remain liable for the full performance of the terms and conditions of this lease if Management consents.
  - If the Tenant moves out early before the lease end date, the Tenant will still be responsible for rent and may incur other losses or costs including court costs.
  
- **Failure to Setup Tenant-Paid Utilities: \$200/per Month + Bills Accumulated**
  - Tenant-paid utilities must be kept current through the final day of the month. THERE WILL BE NO PRORATIONS. Failure to transfer utilities before the lease begins or maintain a utility will result in a \$200 fee per month if it is not

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actively in Tenant's name. Fuel oil and propane are considered a utility and failure to maintain appropriate levels for heating purposes will incur the \$200 fee per month as well. We recommend an auto-fill program. Tenant is provided a full natural gas, fuel oil, or propane tank at move-in and will be charged if the tank is not full as of the Termination Date. The tenant shall not cancel any utility or garbage service during the Term of this Lease (IF Applicable).

- **Pet Rent: \$45/per Animal per Month - Pet Deposit: \$500**
  - For non-support animals, a refundable pet security deposit of \$500 per animal must be paid along with a NON-REFUNDABLE payment of \$45 a month will be charged per animal. If Tenant renews their lease, PET RENT WILL BE REDUCED by \$5 each year of additional stay as long as all living conditions of the home are upheld and no serious destruction has been noted by Management.
  - Management reserves the right to turn down select species and breeds of animals due to historical smells, damages, noises, etc. caused by them. (e.g. rats, pigs) ESA and Support animals are exempt.
- **Unauthorized Animal: \$500/per Month Until Removed**
  - Unauthorized Animals will have a \$500 fine charged each month that it is present.
- **Unauthorized Animal Inspection: \$75/per Inspection (Max 1/per week)**
  - A \$75 Unauthorized animal inspection will occur once a week until proof of the animal is gone is provided to Management.
- **Failure to Clean-up After Animal: \$25/per Defecation + T/M**
  - Pets are never to be allowed in the yard unsupervised. Cleaning up after the pet is necessary immediately following defecation. IF Management needs to clean up any animal defecation after providing notice to Tenant to do so. Tenant will be charged \$25 per defecation plus time and materials.
- **Aquariums or Terrariums 10-30 Gallons: \$500 Security Deposit**
  - No aquariums or terrariums over 30 gallons will be allowed. Aquariums or terrariums between 10-30 gallons will require a \$500 security deposit. Aquariums or terrariums under 10 gallons will not require any payments to Management. No more than two(2) 10-30 gallon tanks may be in the dwelling.

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- **Unauthorized Occupant: \$500/per Individual per Occurrence**
  - Any unauthorized occupants living in the Dwelling with Tenant, outside of Tenant guests will leave the Tenant subject to a \$500 Unauthorized Occupant fee per month till they have been removed from the dwelling or added to the lease.
- **Sleeping In Non-legal Bedrooms: \$100/per Occurrence**
  - Sleeping in a non-conforming bedroom is not only illegal but is a fire hazard and very dangerous. Use of a non-conforming/non-legal room for sleeping purposes will result in a \$100 fee per occurrence till proof of the new sleeping arrangement is made.
- **New Lease Preparation Fee: \$75**
  - Other Administrative Fees for doing business include a non-refundable \$75 fee for NEW Lease preparation. Initial application costs which have already been paid by Tenant for the screening and Tenant background.
- **Not allowing Entry After Confirmed Notice: \$100 + T/M**
  - After 24+ hour notice is provided and confirmed by the Tenant. If refusal of entry occurs once Management or an approved Vendor is present. Tenant understands a fee of \$100 will be charged per occurrence for trip costs and fees associated with time lost.
- **Smoking in Unit/Building: \$100/per Violation**
  - Smoking of any kind in the dwelling is not permitted and will result in a \$100 fee per violation that is reported or caught in action.
- **Disturbance Violation: \$100/per Violation**
  - A disturbance violation fee is charged after receiving 2 reports from neighbors or after notice to quit and non-compliance follows. Each offense is \$100.
- **Police Response to Disturbance: \$150/per Occurrence**
  - IF the police need to be called to separate or mediate Tenant including but not limited to, hostile actions, or serious threats. There will be a \$150 fee.
- **Laundry Amenity: \$6/per Month per Tenant**
  - All dwellings with in-house or shared laundry amenities will have a fee of \$6 per Tenant per month to help subsidize repair costs for usage. (All coin-operated machines are deactivated and usage is Free, aside from utilities)

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**The Landlord, Tenant, and Co-signer agree to the terms of this Lease.**

**Landlord** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Tenant or Co-signer** \_\_\_\_\_ **Date:** \_\_\_\_\_

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