

FEE GUIDE FOR BLACK RIDGE TOWNHOMES

ONE TIME FEES OR DEPOSITS: These fees are generally required either at move-in or during the initial leasing process.

LEASE INITIATION FEE	\$300.00 (non-refundable)**	PER UNIT/ONCE	REQUIRED
APPLICATION FEE	\$45.00 (non-refundable)**	PER APPLICANT/ONCE	REQUIRED
SECURITY DEPOSIT	\$500.00+ (refundable)* (based on application qualification)	PER UNIT/ONCE	REQUIRED

LEASE CHARGES: These fees are recurring fees that will be included in your regular monthly payment.

BASE RENT (amount disclosed on front page of lease agreement)		PER UNIT/MONTHLY	REQUIRED
MEDIA PACKAGE	\$130.00	PER UNIT/MONTHLY	REQUIRED
PEST CONTROL	\$6.00	PER UNIT/MONTHLY	REQUIRED
COMMON AREA - ELECTRIC/GAS	RUBS BILLING	PER UNIT/MONTHLY	REQUIRED
COMMON AREA - WATER/SEWER	RUBS BILLING	PER UNIT/MONTHLY	REQUIRED
UTILITY SET-UP FEE	\$17.00	PER UNIT/MONTHLY	REQUIRED
UTILITY ADMIN FEE	\$6.00	PER UNIT/MONTHLY	REQUIRED
LIABILITY INSURANCE	\$15.00	PER UNIT/MONTHLY	REQUIRED

PERSONALIZED FEES (if applicable): these are fees that may be optional and may be due in your regular monthly payment, or due at the time of occurrence.

ELECTIC SERVICE	TO BE ESTABLISHED IN RESIDENT NAME	BASED ON USAGE - METERED	REQUIRED
WATER	TO BE ESTABLISHED IN RESIDENT NAME	BASED ON USAGE - METERED	REQUIRED
SEWER	TO BE ESTABLISHED IN RESIDENT NAME	BASED ON USAGE - METERED	REQUIRED
TRASH	TO BE ESTABLISHED IN RESIDENT NAME	BASED ON USAGE - METERED	REQUIRED
PET DEPOSIT	\$400.00 (refundable)*	PER UNIT/PER PET/ONCE	IF APPLICABLE
PET FEE	\$400.00 (non-refundable)**	PER UNIT/PER PET/ONCE	IF APPLICABLE
PET RENT	\$45.00	PER UNIT/PER PET/MONTHLY	IF APPLICABLE
RENT PLUS	\$8.95 (1-person)/\$14.95 (2-person)	PER PERSON/UNIT/MONTHLY	IF APPLICABLE

AVOIDABLE FEES (if applicable): these are fees that result from loss/damage/lease alteration or non-compliance and are due immediately upon notice from management.

LATE FEES	10% of base rent amount	RENT PAID LATE/PER LEASE TERMS
SERVICE OF NOTICE FEE	\$25.00	PER LEGAL NOTICE SERVED/LEASE TERMS
INSUFFICIENT FUNDS FEE (NSF)	\$20.00	PER INSUFFICIENT TRANSACTION
SHORT TERM LEASE FEE	\$150.00	PER MONTH/TERM LESS THAN 6 MONTHS
MONTH-TO-MONTH FEE	\$250.00	PER MONTH/PER LEASE TERMS
TRANSFER FEE (within community)	\$500.00	PER EVENT/ONE TIME
LEASE CHANGE FEE	\$300.00	PER EVENT/ONE TIME
LEASE CANCELLATION FEE	Value of 2 month's base rent	PER UNIT/PAID AT TIME OF NOTICE TO VACATE
KEY REPLACEMENT FEE	\$10.00	PER OCCURANCE
HUB/LOCK REPLACEMENT FEE	\$150.00	PER OCCURANCE
CLEANING & DAMAGE FEES	Actual cost incurred/varies	AS REQUIRED
LEASE VIOLATION FEES	\$50.00 - \$300.00+	VARIES/PER OCCURANCE/PER MANAGEMENT NOTICE

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