



FEE GUIDE FOR BLACK RIDGE TOWNHOMES

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 Home / Once	Required
Application Fee:	\$45.00	(non-refundable)*	Per Applicant / Once	Required
Security Deposit:	\$500 - \$1,000	(refundable)*	Per Home / Once	Required

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

Base Rent:	Amount disclosed on front page of rental agreement		Per Home / Monthly	Required
Media Package:	\$130.00		Per Home / Monthly	Required
Liability Insurance:	\$15.00 (If applicable)		Per Home / Monthly	Required
Pest Control:	\$6.00		Per Home / Monthly	Required
Water:	Based on usage	St. George Utilities	Per Home / Monthly	Required
Sewer:	Based on usage	St. George Utilities	Per Home / Monthly	Required
Common Area - Electric & Gas:		St. George Utilities	Per Home / Monthly	Required
Common Area - Water & Sewer:		St. George Utilities	Per Home / Monthly	Required
Utility Set-Up Fee:	\$17.00		Per Home / Monthly	Required
Utility Admin Fee:	\$6.00		Per Home / Monthly	Required
Trash Service Fee:	\$0.00		Per Home / Monthly	Required

PERSONALIZED FEES (If Applicable) These are fees that may be optional and are due at move in or monthly.

Pet Deposit:	\$400.00 (refundable)*		Per Home / Per Pet / Once
Pet Fee:	\$400.00 (non-refundable)*		Per Home / Per Pet / Once
Pet Rent:	\$45.00		Per Home / Per Pet / Monthly
Rent Plus:	\$8.95 (1 person) / \$14.95 (household)		Per Person / Unit / Monthly
Garage: Included	\$0.00		Per Home / Monthly

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 Rent Amount		Rent Paid Late / Per Lease Terms
Service of Notice Fee:	\$25.00		Per Legal Notice Served / Lease Terms
Insufficient Funds Fee:	\$20.00		Per Insufficient Transaction
Short Term Lease Fee:	\$150		Per Month / Term Less Than 6 Months
Month-to-Month Fee:	\$250.00		Per Month / Per Lease Terms
Transfer Fee:	\$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 / At Time of Notice-to-Vacate
Key Replacement Fee:	\$10.00		Per Occurrence
Hub/Lock Replacement Fee:	\$150-\$200		Per Occurrence
Cleaning & Damage Fees:	Actual Cost Incurred / Varies		As Required
Lease Violation Fees:	\$50-\$300.00		Varies / Per Occurrence / Per Notice