

Mountain Valley Meadows Additional Fee Guide and Disclosure

Welcome to Mountain Valley Meadows! We are excited about the possibility of you making MVM your NXT home. To be transparent with our monthly charges in addition to rent and other add on items, we have them listed here for you. If you have any questions about these fees or charges, please do not hesitate to ask.

Charge	Price	Frequency	
Application Fee	\$45	Per applicant/once	Required
Lease Initiation Fee (Refunded if denied)	\$349	Per unit/once	Required
Security Deposit (Refundable)	\$0 - \$500 OAC	Per unit/once	Required
Pet Deposit / Fee	\$400 – 1Pet \$600 – 2 Pets	Per unit/monthly	Required
Pet Screening	\$25 a year	Per pet / per year	Required
Pet Rent	\$45 per pet	Per pet/per month	Required
Internet Fee	\$99	Per unit/monthly	Required
Taxes	\$15	Per unit/monthly	Required
Rent Plus	\$8.95-\$14.95	Per unit/monthly	Optional
Renter's Insurance (May choose to opt out and provide declarations page for you own)	\$12	Per unit/monthly	Optional (can elect to go with own provider)
Covered Parking	\$25 per space	Per stall/monthly	Optional/Required
Garage Parking	\$65	Per garage/monthly	Optional
Utility – Billing Administrative Fee	\$8	Per unit/monthly	Required
Utility – Billing Set up Fee	\$35	Per unit/once	Required
Water, Sewer and Trash – City utilities (This includes CAM Fee)	Usage-based (Approx \$100 a month)	Per unit/monthly	Required
Utility – Apartment electric billing (bill is put into lease holders name)	Usage-based	Per unit/monthly	Required
Utility – Apartment gas billing (bill is put into lease holders name)	Usage-based	Per unit/monthly	Required
OTHER POSSIBLE FEES:			
NSF fee	\$20	Per occurrence	Per occurrence
Service of Notice Fee	\$25	Per notice served	Per occurrence
Lease Violation Fee	Varies	Per violation	Per occurrence
Lock Change Fee	\$50	Per Occurrence	Per occurrence
Late Fee	10% of base rent	Per Occurrence	Per occurrence
Door Key Replacement Fee	\$15	Per key	Per occurrence
Key Fob Replacement Fee	\$50	Per Fob Replacement	Per occurrence

Charge	Price	Frequency	
Pet Fee – Failing to use leash or cleaning up after your pet	\$200	Per Occurrence	Per Occurrence
Insufficient Notice Fee	Varies	Per Occurrence	Per occurrence
Eviction Turnover Fee	\$50	Per Occurrence	Per occurrence
Unit Transfer Fee	\$500	Per Occurrence	Per Occurrence
Early Termination Fee (subject to management approval)	Varies	Per Occurrence	Per Occurrence
Utility Bill Back Fee (based on utility billing)	Varies	Per unit/per occurrence	Per Occurrence

Standard Security Deposit subject to change based on screening results; total security deposit(s) will not exceed any legal maximum. Residents may be responsible for maintaining insurance pursuant to the Lease. Some fees may not apply to apartment homes subject to an affordable program. Residents are responsible for damages that exceed ordinary wear and tear. Some items may be taxed under applicable law. This form does not modify the lease.

Additional fees may apply in specific situations as detailed in the application and/or lease agreement, which can be requested prior to the application process. All fees are subject to the terms of the application and/or lease. Residents may be responsible for activating and maintaining utility services, including but not limited to electricity, water, gas, and internet, as specified in the lease agreement.