



RIVERWELL TOWNHOMES

RENTAL FEE DISCLOSURE

This rental disclosure is given pursuant to Utah law. This is not a contract nor is it legally binding as to the amounts or terms. The final rental agreement is the binding document. The information contained herein is valid as of the date below. You should request additional disclosure if the application process is not completed timely. Rental amounts may fluctuate based upon availability and market conditions.

You should review the lease agreement before signing. After application, if the terms of the lease are different than those disclosed herein and you determine not to accept those terms, you may be entitled to a refund of the application fees paid. After rejection of the lease terms due to the differences or non-disclosures, you may request such refund if made in writing within five business days, specifically stating the differences and the cause for such request. The request must be made as required by Utah law.

PROPERTY ADDRESS

4086 S. 300W., RIVERDALE, UT 84405

PROPERTY MANAGER

MALINDA OBAYASHI

PHONE NUMBER

385-483-3935

EMAIL

RIVERWELLTOWNHOMES@NXTMGT.COM

RIVERWELL TOWNHOMES FEES

MOVE IN BASICS

APPLICATION FEE (NON-REFUNDABLE)	\$45	PER APPLICANT/ONE TIME	REQUIRED
ADMINISTRATIVE FEE (NON-REFUNDABLE)	\$199	PER UNIT/ONE TIME	REQUIRED
SECURITY DEPOSIT (REFUNDABLE)	\$500 (OAC)	PER UNIT/ONE TIME	REQUIRED
RENTERS INSURANCE	\$15	PER UNIT/MONTHLY	*REQUIRED

*MAY CHOOSE TO OPT OUT AND PROVIDE DECLARATIONS FOR YOUR OWN INSURANCE

FIXED UTILITIES & FEES

TRASH REMOVAL	VARIE	PER UNIT/MONTHLY	REQUIRED
PEST CONTROL	S \$3	PER UNIT/MONTHLY	REQUIRED
UTILITY BILLING ADMIN FEE	\$6.50	PER UNIT/MONTHLY	REQUIRED
UTILITY BILLING SETUP FEE	\$20	PER UNIT/MONTHLY	ONE-TIME
INTERNET	\$90	PER UNIT/MONTHLY	REQUIRED
SMART HOME ACCESS	\$40	PER UNIT/MONTHLY	REQUIRED

USAGE BASED UTILITIES & FEES

WATER & SEWER	S-USAGE	PER UNIT/MONTHLY	REQUIRED
COMMUNITY ELECRC (CAM FEE)	S-USAGE	PER UNIT/MONTHLY	REQUIRED

UNIT ELECTRIC NEEDS TO BE SET UP UNDER RESIDENT(S) NAME: ROCKY MOUNTAIN POWER

OTHER FEES

RENTPLUS - RENTAL PAYMENT CREDIT REPORTING	\$9.95-14.95	PER UNIT/MONTHLY	OPTIONAL
NSF FEE	\$20	PER OCCURENCE	PER OCCURENCE
SERVICE OF NOTICE FEE	\$25	PER OCCURENCE	PER OCCURENCE
LEASE VIOLATION FEE	VARIES	PER VIOLATION	PER VIOLATION
LOCK CHANGE FEE	\$50	PER OCCURENCE	PER OCCURENCE
LATE FEE	10%	PER OCCURENCE	PER OCCURENCE
DOOR KEY REPLACEMENT FEE	10%	PER OCCURENCE	PER OCCURENCE
INSUFFICIENT NOTICE FEE	VARIES	PER OCCURENCE	PER OCCURENCE
EVICITION TURNOVER FEE	\$50	PER OCCURENCE	PER OCCURENCE
UNIT TRANSFER FEE	\$300	PER OCCURENCE	PER OCCURENCE
EARLY TERMINATION FEE	VARIES	PER OCCURENCE	PER OCCURENCE
PET DEPOSIT FEE	\$300	PER UNIT/ONE TIME	ONE TIME
PET FEE (NON-REFUNDABLE)	\$200	PER UNIT/ONE TIME	ONE TIME
PET RENT	\$45	PER UNIT/MONTHLY	MONTHLY