

TENANT FEE SCHEDULE

1. Tenant is responsible to pay all costs to remedy violations in addition to the listed fee.
2. Fees may be subject to change with 30 days notice and will be sent by email and/or posted in the Announcements section of the tenant portal.
3. See also the fees in the Residential Lease. Please make sure you are familiar with those fees.

VIOLATION FEES – *These fees are completely avoidable.*

Utilities not turned on by lease start date	\$50 + \$10/day until remedied
Failure to return signed Bed Bug Addendum	\$50
Air filter not changed per schedule. Missed filter shipments will not be refunded. If your filter doesn't arrive, contact us right away and a replacement will be sent; please don't purchase your own unless your lease specifies to do so.	\$50
Canceled renters insurance policy during tenancy	\$100
HOA violations	\$25 + HOA violation fee
Failure to notify Landlord of phone/email changes within 5 days (Paragraph 12B)	\$25
Failure to maintain yard—1st instance	\$50
Failure to maintain yard—2nd instance	\$50 + yard maintenance contract
Failure to return vendor phone call within 48 hours for needed maintenance/repairs	\$25/day
Remove, change, add, or rekey any lock	\$250/instance
Unauthorized occupant (Paragraphs 12A & 12E)	\$100 + \$25/day until gone
Parking exceeding Paragraph 13	\$25/vehicle + \$10/ day until removed
Service call due to a tripped breaker.	Cost of Service
Making your own repair or hiring vendor to repair without permission	\$50
Utilities turned off at any point before 11:59pm on lease expiration date	\$50 + \$10/day until utilities on
Evidence of smoking (stains, burns, odor, debris)	\$500
Installation of spa, hot tub, pool, trampoline, or fire pit without permission	\$250 + \$25/day until remedied
Failure to pay Pet Deposit	\$100 + \$10/day until remedied
Failure to keep yard clean of pet excrement, 1st violation	\$100 + \$25/day until remedied
Failure to keep yard clean of pet excrement, 2nd violation	\$100 + \$25/day until remedied, and regular pet waste removal service will be implemented at Tenant's expense.
Pool/spa not maintained	\$100 + \$10/day until remedied
Water furniture at the property	\$250 + \$25/day until removed
Hazardous material such as flammable or explosive materials on the Property	\$500/instance + \$50/day until removed
Disposing any environmentally detrimental substance (for example, motor oil or radiator fluid) on the Property	\$500
Using Property as a Short-Term Rental	\$500 + \$25/day until remedied
Removing any part of Property or any of Landlord's personal property from Property	\$250/item
Disconnect or intentionally damage any carbon monoxide detector, or otherwise violate any local ordinance requiring a carbon monoxide detector in the Property	\$100/instance



VIOLATION FEES – *These fees are completely avoidable.*

Alter, replace or remove flooring material, paint, or wallpaper	\$100
Prepare and deliver Notice to Vacate due to lease breach	\$100
Failure to pay any assessed fees within 7 days	\$10/day
Home not clean during at the time of showing/s	\$25/instance
Home cannot be listed because of present condition	\$500
Not responding to agent showing request through ShowingTime	\$25/instance after initial warning

OTHER FEES

Provide new key due to lockout	\$25
Re-key due to lockout outside of business hours	\$50
Add tenant to lease after lease has been executed	\$100 + application fee/tenant
Remove tenant from lease after lease has been executed	\$100/tenant
Add pet to lease	\$100 + pet screening fee + pet rent
Rent submitted other than through tenant portal	\$5/payment
Letter requested by tenant for any purpose	\$15
SmartEgg will prepare property for a freeze if tenant or friend/neighbor is not available to do so.	\$50/visit
Pet rent based on your PetScreening FIDO Score:	\$40/mo (scores 4–5), \$50/mo (3), \$60/mo (1–2). For multiple pets, the lowest FIDO Score sets the base rate, plus \$25/mo per additional pet.

MOVE-OUT FEES – *These fees are completely avoidable.*

Failure to have property professionally cleaned	\$50
Failure to have carpets professionally cleaned	\$50
Failure to provide professional cleaning receipt (and carpet cleaning receipt, where applicable) within 2 days of lease expiration date	\$50
Missing or dead smoke detector batteries, missing smoke detectors, missing or burnt-out light bulbs, and dirty, old or missing air filters	\$50
Yard not maintained	\$50
Missing keys, pool cards, mailbox keys, garage door openers, fan/light remotes	\$25/item
Tenant’s personal property left behind	\$100

TERMS

The term of this addendum shall be as the term of the Residential Lease, or any renewal or extension thereof.

AGREED TO BY:

Date

Date

Date

Abigail Lipson, Landlord's Representative *Date*