

LIST OF TENANT FEES



Charges PRIOR to your tenancy

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| -Application Fee: | \$100.00 one time (per adult applicant) |
| -Pet Application Fee: | \$25.00 plus tax one time (per pet) |
| -Dishonored Payment Fee: | \$45.00 (each dishonored payment – if applicable) |

Charges once Applicant is APPROVED

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| -Holding Fee: | one time - Amount equal to 1 month of rent |
| This fee secures the property for the applicant. Payment will be applied towards the security deposit. | |
| -Rent: | First FULL month of rent amount |
| -Security Deposit: | min. amount of 1 month of rent (varies based on application results) |
| -Pet Deposit: | \$ 300.00 one time (per approved pet) |
| This is additional security deposit which Landlord may use to pay for any damages after Tenant(s) vacates the property. | |
| -Pet Fee: | \$200.00 Non Refundable – one time (per approved pet) |
| -Lease Doc Fee: | \$100.00 (one time charge per each lease) |
| For the preparation of each new (or renewal) lease. | |
| -Rental Insurance with animal liability coverage (may be required with approved pet for entire tenancy) | |
| -Association Application, Registration and/or Deposit Fees: (may be required by an association) | |

Standard Charges

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| -Rent: | monthly as established |
| Due on the 1 st day of EACH month in advance without demand. | |
| -Re-key Fee: | \$100.00 (one time charge) |
| For security purposes all locks are rekeyed between tenancies – billed the 2 nd month of your tenancy. | |
| -Maintenance Charges under \$200.00 | \$200.00 or less (per occurrence) |
| Tenant(s) is responsible for each item repair or total service charge of \$200.00 or less. If repairs are due to Tenant's neglect, the Tenant(s) is responsible for full damages. | |
| -After hour charges | (as charged by provider) |
| If Tenant(a) schedule a service provider for maintenance and repairs after normal business hours (Monday thru Friday, 9am to 5pm), Tenant shall be responsible for payment of any after-hours premium charges. | |
| -All utilities and pest control | (monthly charges plus deposits based on providers) |
| This includes maintaining proper water levels in pools and lawn irrigation. Utilities must be in Tenant(s) name by lease start date (otherwise service charges plus \$10.00 daily per utility will be billed to Tenant(s) additional to rent. | |
| -Fee and costs related to propane/gas tank rental when tenants are responsible for paying for the gas | |
| -All expenses related to maintaining the interior and exterior of the home in a good, clean condition throughout the tenancy. Tenant(s) must keep all fixtures (including but not limited to gutters, windows, window covering, fences and dryer vents), plumbing, electrical, heating, cooling, appliances and all other equipment in good repair. Tenant(s) must keep exterior surfaces clean including but not limited to driveways, sidewalks, pool and patio decks. If Tenant(s) or their guests cause damage or fail to keep the | |

premises in good such condition any cleaning or repair expense will be due as additional rent. Proof of dryer vent cleaning by a professional must be provided each year of tenancy.

-All maintenance, repair, replacement expenses (as they arise) of: A/C Filters (*monthly*), refrigerator water filters, water softeners, stove top rings, drip pans, oven vent filters, locks, keys, light bulbs, smoke alarms, smoke alarm batteries, screens, interior extermination garage remotes, windows, washer and dryers, replacement of irrigation heads, pool fountains, pool lights, pool heaters, alarm systems, garage door keypads, inside cable wiring, solar water heating systems, Jacuzzi, hot tub. If there is any damage or necessary repair charges to the air conditioning system due to the filter not being properly cleaned or changed regularly, Tenant(s) shall be liable for the cost of repairs.

-Any expenses for removing weeds, vines or any other plant material from patio, porch, deck, gutters, pavers and walkways

-Lawn maintenance (unless provided by HOA or homeowner)

-Pool maintenance (unless provided by HOA or homeowner)

-Carpets (if applicable) cleaning **one time charge (based on provider)**

Receipt by licensed professional for services within 24 hours of surrendering property must be provided.

Potential Fees (may or may not be applicable)

-Late Fees: **10% of the monthly rent payment and \$10.00 daily Late Fee (per occurrence)**

If rent is not received by the Landlord's Agent by midnight of the First (1st) day of each calendar month there is a 10% fee of the monthly rent payment. If rent is not received by midnight of the Second (2nd) day of the calendar month there is a daily late fee of \$10.00 (additional to the initial 10% Late Fee).

-Non-Sufficient Fund Fee: **\$45.00 (per occurrence)**

For each dishonored check or electronic payment.

-EFT Transaction Fee: **\$4.95 (per transaction)**

For each (optional) electronic payments via our Tenant Portal (imposed by our software provider).

Additional charges may apply based on Tenant(s)' financial institutions.

-Notice Delivery Fee: **\$70.00 (per occurrence)**

For the physically delivery of any notice to the property (including but not limited to a Three Day Notice for non-payment of rent, Notice to Comply).

-Trip Charge: **\$70.00 (per occurrence)**

Tenant(s) can authorize Landlord's Agent to open the property on their behalf to allow access to authorized vendors to conduct repairs, maintenance, inspections (should they not be available to do so). Fee may also apply if the Tenant(s)' or their guests' actions or inactions result in the Landlord's Agent having to travel to the premise (independently of all or any other service charges or repairs) or when Tenant(s) is a no show for scheduled appointment with a vendor or Landlord's Agent.

-Unauthorized Animal Fine: **\$1050.00 (per animal per occurrence)**

For the discovery of each unauthorized animal.

-Landlord Communication Fee: **\$200.00 (per occurrence)**

For contacting the homeowners and purposely bypassing the Landlord's Agent for any issues pertaining to the lease.

-Lawn Maintenance Neglect: **\$150 min. (per month until end of lease)**

For leases where the tenant is responsible for the lawn, and this obligation is neglected, there will be a

minimum of \$150.00 per month charge plus any additional charges (additional to rent and based on the fee charged by the landscaping company hired by the Landlord's Agent to take over yard maintenance).

-Lawn Damage and Sodding **(based on damages)**

Any damage for failing to properly maintain and water the lawn, shrubs, trees resulting in sod replacement or expenses related to restoring or replacing foliage.

-Service Charges/Calls that a vendor deems to be unwarranted or unnecessary by the service provider

-Service Charges/Calls where vendor deems the call is caused by the Tenants' misuse, negligence, actions or inactions (intentional or non-intentional)

-Service Charges imposed by vendor due to non access of the premise due to Tenant's action or inaction

-Damages, full replacement or repair costs of any damaged items attributed to the Tenant(s), their guests and/or their pets/animals (including extermination deemed necessary due to the latter)

The \$200 Maintenance/Repair Fee threshold does not apply. Charges are additional to rent.

-Any fines and or violations imposed on the Landlord due to Tenant(s) negligence or acts

-All plumbing charges resulting from the flushing of anything other than human waste and toilet paper into the plumbing/sewage system

-All expenses related to dryer vent cleaning, clogged drains, toilets, jammed garbage disposals, septic tanks (if attributed to the tenants), clogged A/C drain lines

-Any costs related to alarm systems including but not limited to activation fees, false alarm and service fees, alarm fines, repair and monitoring fees

-Costs to replace, repair or obtain community access devices and mailbox keys

-Changes to lease: **\$300.00**

For any changes to the lease including but not limited to, the addition or removal of a tenant.

-Lease Extension Fee: **\$100.00**

-Fines, attorney fees, costs and charges resulting from the Tenant's or their guests' actions or inactions; fines imposed by condo/homeowner association, city or government agencies.

-Leasing Fee (75% of the new monthly rent) and or Commission Charges

If Tenants breaks the lease they may incur charges associated with the re-lease of the property. These charges do not apply if the Tenant has agreed to the Early Termination Fee Addendum.

-Early Termination Fee: **The equivalent of two (2) months of rent (one time charge based on conditions of addendum and Florida Statute 83.682)**

This is an optional addendum to the lease concerning liquidated damages for early termination.

Security Deposits will be released per Part II of Chapter 83, Florida Statutes and under the provisions set forth in the lease agreement. Should the tenant fail to fulfill the lease agreement and return the property as required in the lease agreement, the following fees MAY apply as detailed in the lease.

Tenant will be responsible for ANY **charges related to damages, repair, cleaning of the home (including professional carpet cleaning) or purchase of missing supplies**. Amounts cannot be determined until after the tenant surrenders possession of the property, Move Out Inspection has been performed by the Landlord's Agent and invoices and quotes from potential, if any, vendors have been received. The fees are one time charges based on move out conditions.

There is a **Turn Around Maintenance Fee: \$100.00 (one time charge)** for coordination of any cleaning, repairs, purchases not completed by the Tenant and as set forth by the lease.

Fees are subject to change – please refer to your lease agreement and sequential renewal agreements for updates. This list is provided for informational purposes.