

Payment Processing

- Application Fee: \$40
- Rental Payment Processing by Check: \$5
- Lease Modification Fee: \$150
- Non-Sufficient Funds Check: \$50
- Late Payment Fee: 10% of monthly rent + \$5 per day after the 6th day
- Lease Renewal Fee: 5% of total monthly rent

Administrative Services

- Rental Verification Forms: \$50
- Rental Ledger Print: \$25
- Rental assistance/utility forms \$25
- Lease Print Fee: \$50 if requested within 48 hours
- Section 8 packet completion: \$50 if requested less than 48 hours

Utility and Maintenance

- Utility Turnover Fee: \$150 + actual utility cost
- Late Statement Fee: \$15
- No-Show for Maintenance or Property Evaluations: Cost plus \$35
- Notices of Lease Violation: \$50
- Month to Month Fee: 10% increase in rental rate
- Maintenance for Tenant (due to negligence or request): \$60 per hour + supplies
- Emergency Maintenance Response (tenant-caused): \$75
- Entry to Home – Lost Key: \$60
- Key Replacement: \$25
- Lock Change: \$75 per lock
- Garage Door Opener Replacement: \$150

Legal and Compliance

- Legal Notices Fee: \$35
- Trip Charge (for posting notices, etc.): \$35
- Eviction Fee: \$99 plus costs

Pet Fees

- Pet Fee (per month per pet): \$25
- Non-Refundable Pet Fee (per pet): \$100

Potential Charges when Moving Out

1. Patch and Paint Walls: \$50-\$200 per room, depending on size and condition
2. Repair Nail Holes: \$10-\$20 per hole
3. Replace Damaged or Missing Trim: \$50-\$100 per section
4. Fix Carpet Stains or Damage: \$50-\$200 per room, depending on size and severity
5. Carpet Cleaning: \$50-\$150 per room
6. Tile or Vinyl Floor Repair: \$50-\$200 per damaged area
7. Hardwood Floor Refinishing: \$6 per square foot
8. Replace Broken Light Fixtures: \$50-\$200 per fixture
9. Replace Broken or Missing Blinds: \$20-\$100 per window
10. Repair or Replace Damaged Doors: \$50-\$200 per door
11. Fix Damaged Cabinets or Drawers: \$50-\$200 per unit
12. Repair or Replace Damaged Appliances: Varies based on appliance and extent of damage
14. Fix Broken Tiles or Grout in Bathroom/Kitchen: \$50-\$200 per area
15. Replace Damaged Electrical Outlets or Switches: \$50-\$150 per outlet/switch
16. Repair Holes in Drywall: \$50-\$200 per area
17. Repair or Replace Damaged Window Screens: \$20-\$50 per screen
18. Clean or Replace Dirty or Moldy Caulking: \$50-\$100 per area
19. Replace Smoke Detector Batteries: \$10-\$20 per detector
21. Repair or Replace Damaged Countertops: \$50-\$200 per area
22. Fix Damaged Grout or Caulking in Bathrooms: \$50-\$150 per area
23. Repair or Replace Damaged Toilet: \$100-\$300 per toilet
24. Address Pest Infestations: Varies based on severity, typically \$100-\$300
25. General Cleaning and Debris Removal: \$50-\$200 per room
26. Repair or Replace Damaged Window Glass: \$100-\$300 per window
27. Fix Damaged Screens on Doors or Windows: \$20-\$50 per screen
28. Repair or Replace Damaged Siding: \$200-\$500 per section
30. Address Lawn Damage or Re-sodding: \$100-\$500 per area
31. Repair or Replace Damaged Deck Boards: \$50-\$200 per board
36. Repair or Replace Damaged Garage Door: \$200-\$500 per door
37. Address Mold Remediation: Varies based on extent, typically \$200-\$1000
38. Fix Damaged or Clogged Drains: \$50-\$200 per drain
39. Repair or Replace Damaged HVAC System Components: Varies based on component and extent of damage
40. Repair or Replace Damaged Garage Floor: \$200-\$500 per area
42. Repair or Replace Damaged Exterior Lighting Fixtures: \$50-\$200 per fixture
44. Address Mold or Mildew Growth in Attic or Basement: Varies based on extent, typically \$200-\$1000
45. Repair or Replace Damaged Exterior Stairs or Railings: \$100-\$300 per section

47. Repair or Replace Damaged Septic System Components: Varies based on component and extent of damage
48. Address Water Damage: Varies based on extent, typically \$200-\$1000
49. Damaged Locks or Security Devices: \$75 per lock
50. Lock Change Due to Keys Not Returned: \$75 per lock
51. Unapproved Paint or Wall Treatments: \$100-\$400 per room
52. Pet Damage to Floors or Walls: \$100-\$500 depending on extent and type of flooring
53. Broken or Damaged Windows Due to Negligence: \$100-\$300 per window
54. Unauthorized Modifications to Electrical Systems: \$100-\$500 depending on the complexity of reversal
55. Damaged or Removed Smoke Detectors: \$20-\$50 per detector
56. Improper Disposal of Hazardous Waste: \$50-\$200 plus any fines
57. Overflowing Sinks or Tubs Due to Negligence: \$100-\$500 for water damage mitigation
58. Any other items that are not listed will be at time and material cost. \$50 per hour for labor plus cost of materials
59. Stains or Burns on Countertops: \$50-\$300 depending on material and severity
60. Mowing: \$75 per cut
61. Light Bulbs: \$3 per bulb
62. Outlet/Switch Covers: \$5 per cover
63. Drip Pans: \$50 per set
64. Replace Toilet Seat: \$40
65. Replace Damaged or Missing Towel Bar: \$40
66. Any other damages not listed will be billed at invoice + 20% admin fee