

## Tenant Fee Schedule

*Lease Sections provided as reference.*

**Peak Property Management offers full fee schedule transparency** for our Tenants to deliver a great experience while renting with our company. Most fees listed are dictated by the Tenant's actions and/or options of which the Tenant chooses. This document is for informational purposes only and a Tenant's lease shall always prevail over this document.

### Total Monthly Charges:

These charges vary based on property and will include rent amount, and if applicable: tenant benefits package, tenant contingency fees, and/or animal fees. Property specific fees may apply, such as parking fees, utility fees, or other fees based on the property itself. Please contact our team with questions regarding fees before submitting an application and we would be glad to help.

### Standard Fees, If Applicable:

Lease Administration Fee	\$195.00 (Section 1.8)
Tenant Renewal Fee	\$89.00 - \$150.00 (Section 1.9)
Initial Animal Fee	\$295 Upfront Fee for 1 Animal, \$150 per additional animal thereafter (Section 1.6)

### Fees Based On Tenant Action:

Lease Amendment Fee	\$195.00 (Section 4.15)
Late Fee	Refer to Late Fee Policy (Section 1.3)
Check Fee	\$30.00 (Section 1.3)
NSF Fee	\$50.00 (Section 1.3)
Delinquent Pay or Quit Fee	\$14.00 (Section 1.3)
Short Term Lease Fee (leases 10 months or less)	\$50.00 monthly (Section 1.2)
Unauthorized Animal Fee	\$500 plus \$65.00 per month from lease start date. (Section 1.6)
Utility Coordination Fee	\$50.00 - \$150.00 (Section 1.10, Section 3.5)

Tenant Lock Out with Manager's Recovery	\$150.00 - 225.00 (Section 1.12)
Failure to Return Keys	\$25.00 - \$250.00 (Section 1.12)
Communication with Owner	\$50.00 (Section 1.13)
Tenant Caused Damage	\$30.00 (Section 3.2, Section 3.3)
HVAC Filter Neglect	\$85.00 (Section 3.3)
Tenant Denies Access	\$150.00 (Section 3.4)
Late Move Out Notice	50% of rent (Section 3.5)
Cancellation of Notice to Vacate	15% - 75% of rent (Section 3.5)
Tenant's Failure to Allow Reasonable Showings	\$150.00 - One Month's Rent (Section 3.5)
Security Deposit Deduction	\$25.00 (Section 3.5)
Holdover Fee	\$250.00 (Section 4.2)
Notice to Cure (Violation Notice)	\$30.00 - \$125.00 (Section 4.2)
Unit Clean-Out Fee	\$250.00 (Section 4.2)

#### **Optional Services At Tenant's Request:**

Expedited Security Deposit Return	\$150.00 (Section 1.7)
Security Deposit Return by eCheck / ACH	\$15.00 (Section 1.7)
Copy of Keys, Lost Keys, and or Re-Keying Property	\$30.00 - \$125.00 (Section 1.12)
Tenant Request for PM Walkthrough	\$195.00 (Section 3.2)
After-Hours Services Request	\$75.00 (Section 3.3)
Option to Deny Showings	Two Month's Rent (Section 3.5)
Landlord Verification Fee	First Verification: Free. Second and after: \$15.00 (Section 3.5)
Lease Break Fee	One Month's Rent (Section 4.1)

#### **In Event Of Government-Induced Fees:**

Ad Valorem Fees / Charges	Undefined (Section 4.13)
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