



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.

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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