

**VIOLATION FEE SCHEDULE**

DESCRIPTION OF VIOLATION	INITIAL WARNING & FEE	SECOND WARNING & FEE	FINAL WARNING & FEE
CANCELLED RENEWALS AFTER INTENT TO RENEW HAS BEEN SUBMITTED. (Once you submit your intent to renew, the rental property is removed from the market and is no longer available for show and prelease. The rental unit is then reserved for your extended residency. Cancelling a renewal causes an unnecessary loss and financial burden for the property owner. This expense will be charged back to the tenant as the responsible party. To avoid fees, you may independently seek qualified replacements rather than cancel the extension.)	85% OF ONE MONTH'S RENT	(ONE TIME FEE ONLY)	(ONE TIME FEE ONLY)
FAILURE TO MAKE PROPERTY ACCESSIBLE. (Management has the right to make property visits for showings, inspections, and such during reasonable hours, with or without advanced notice. Additionally, you are not authorized to change lock sets without the expressed written consent of management; this includes interior door locks. Management must retain a copy of all access keys at all times. This is extremely important, especially in the event of an emergency.)	\$50 (TRIP CHARGE)	\$50 (TRIP CHARGE)	\$50 (TRIP CHARGE)
FAILURE TO PROVIDE 30 DAYS NOTICE TO VACATE PRIOR TO LEASE EXPIRATION. (Lease contract requires no less than a 30 day written notice of intent to move out at end of lease term. You will be financially responsible for the 30 days extending from the date you submit written notice of intent to move out. For example, if your lease expires on May 31st, yet you submit written notice on May 25th, you will be financially responsible for rent through June 25th. <u>It is imperative that you submit written notice of your intentions no less than 30 days prior to the date of lease expiration.</u>)	100% OF ONE MONTH'S RENT	(ONE TIME FEE ONLY)	(ONE TIME FEE ONLY)
POSSESSION OF ILLEGAL SUBSTANCE AND/OR PARAPHENALIA ONSITE.	\$100 FEE/DEMAND TO CURE BREACH/NOTIFY APD	\$200 FEE/FINAL DEMAND/NOTIFY APD	NOTIFY APD & LEGAL ACTION
DISTURBING THE PEACE (e.g., noise complaints, etc).	\$100 FEE/DEMAND TO CURE BREACH/NOTIFY APD	\$200 FEE/DEMAND TO CURE BREACH/NOTIFY APD	NOTIFY APD & LEGAL ACTION
PAYMENT BY PERSONAL CHECK AFTER SUBMITTING NSF CHECK. (You are required to pay by certified funds permanently once a personal check has been returned to management for insufficient funds. It is a crime to write checks with insufficient funds available!)	CHECK REJECTED; LATE FEES ACCRUE UNTIL PAID IN FULL	CHECK REJECTED; LATE FEES ACCRUE UNTIL PAID IN FULL	CHECK REJECTED; LATE FEES; SUBJECT TO LEGAL ACTION
RENT PAYMENT MADE WITH MULTIPLE CHECKS. (All payments per rental unit must be made in one check or draft. Management does not accept multiple checks for payment of sums due. Multiple payments will be turned away and late fees will accrue until rent is paid on time and in full per the terms of the lease contract. Failure to submit one payment per rental unit will result in an initial late fee and daily fees until the breach is cured.)	SUBJECT TO RETURN OR \$10 PROCESSING FEE PER ADDITIONAL CHECK	SUBJECT TO RETURN OR \$10 PROCESSING FEE PER ADDITIONAL CHECK	SUBJECT TO RETURN OR \$10 PROCESSING FEE PER ADDITIONAL CHECK
REPAIRING VEHICLE ONSITE. (All vehicle repairs must be performed offsite. If you are unable to move your vehicle, you are required to tow your vehicle offsite. You may not store inoperable vehicles onsite nor may you store vehicles with expired registration and inspection stickers.)	\$50 FEE/ DEMAND TO CURE BREACH	\$50 FEE/ FINAL DEMAND	\$50 FEE/ SUBJECT TO LEGAL ACTION
IMPROPER DISPOSAL OF TRASH. (If on multifamily property, you are required to dispose of household trash bags in the dumpsters; you are not permitted to throw your bags of trash in the common area trash bins. These bins are for loose items of trash only and are not the appropriate receptacle for weekly disposal of household trash.)	\$50 FEE/ ASSOCIATED COSTS TO DUMP/ DEMAND TO CURE BREACH	\$75 FEE/ ASSOCIATED COSTS TO DUMP/ FINAL DEMAND	\$100 FEE/ ASSOCIATED COSTS TO DUMP/ SUBJECT TO LEGAL ACTION
UNAUTHORIZED MODIFICATION TO PROPERTY. (You may not modify the rental property in any manner without expressed written consent by management. Should you wish to modify your rental unit, you must submit a written request and wait for approval.)	\$50 FEE/ DEMAND TO CURE BREACH/ COST TO CORRECT	\$75 FEE/ FINAL DEMAND/ COST TO CORRECT	\$100 FEE/ COST TO CORRECT/ SUBJECT TO LEGAL ACTION
UNAUTHORIZED OCCUPANT(S). (All occupants, minor or adult, must be approved prior to taking possession of the rental unit. All adults must submit an application with fee. If approved, the adult applicant must sign the lease. You do not have authorization to move individuals into your rental unit nor may you sublet without expressed written consent by management.)	\$50 FEE/ DEMAND TO CURE BREACH/ COST OF APPLICATION	\$100 FEE/ DEMAND TO CURE BREACH/ COST OF APPLICATION	\$200 FEE/ SUBJECT TO LEGAL ACTION
UNAUTHORIZED PARKING OF A VEHICLE. (This includes motorcycles, scooter, etc. If you are parking in an undesignated space, you are subject to towing at vehicle owner's expense.)	\$50; TOWING OF VEHICLE AT OWNER'S EXPENSE	\$75; TOWING OF VEHICLE AT OWNER'S EXPENSE	\$100; TOWING OF VEHICLE AT OWNER'S EXPENSE
UNAUTHORIZED PET(S). (You are not authorized to house a pet without the expressed written consent of management. Approval must be granted prior to housing the pet; you must submit a written request. Failure to gain advance approval as well as sign a pet contract and submit a pet deposit will result in fees, initial and daily, until the breach is cured.)	\$200 INITIAL + \$10 DAILY FEE/ DEMAND TO CURE BREACH COST OF PET DEPOSIT	\$200 INITIAL + \$10 DAILY FEE/ FINAL DEMAND/ COST OF PET DEPOSIT	\$200 INITIAL + \$10 DAILY FEE/ SUBJECT TO LEGAL ACTION/ REMOVAL OF PET BY MGMT

SIGNATURE OF OWNER'S REPRESENTATIVE

TENANT SIGNATURE & DATE

TENANT SIGNATURE & DATE

TENANT SIGNATURE & DATE

TENANT SIGNATURE & DATE