

Fee Disclosure

This disclosure is a good faith estimate and serves as an addendum to the property marketing and rental criteria.

Move-In Charges

Security Deposit	Starts at One Month's Rent Minus \$300, 10% Non-Refundable	May increase based upon applicant's credit, criminal, employment, and rental history.
Lease Administration Fee	\$300	Non-refundable
Pro-Rated Monthly Recurring Charges	Based on Move-in Date	Pro-ration of all applicable monthly recurring charges.
Pet Deposit	\$400	Deposit is charged for each pet.

Monthly Recurring Charges

Rent	Property Specific	See marketing for advertised price and availability date.
Tenant Benefit Package	\$25 - \$50	\$30 package required at The Lofts on Wall. \$25 package required on all other properties, upgraded packages available.
Renters Insurance & Admin Fee	\$12.50	Only required if tenant does not provide proof of coverage.
Pet Fee	\$35 - \$40	When permitted, per pet.
Common Area Maintenance (CAM Fees)	Property Specific	Applicable only at The Lofts on Wall (\$85) and Eastridge (\$20).
Homeowner Association Dues (HOA Dues)	Property Specific	See marketing for advertised price.
Utility Charges: Gas, Propane, Water, Sewer, Trash, Electricity, Secondary Water	100%	Based on usage.
Utility Billing Fee	\$3 - \$10	Property specific.
Internet	\$60	Applicable only at The Depot Street Apartments.

Violation Charges

Late Fees	10% of Monthly Rent	5-day grace period.
Rule Violation Fee	\$50 - \$300	Based on Specific Violation. Details Outlined in House Rules.
Eviction Fee	\$500	Charged when an eviction has been initiated.
Service of Notice Fee	\$50	Charged for each notice posted for lease violation.
NSF Fee	\$20	Charged for each returned payment.
Utility Turnover Fee	\$50	Charged when utilities are turned over into management's name due to an unpaid balance.

Miscellaneous Charges

Lease Modification Fee	\$250	For any midterm lease changes.
Application Fee	\$50	Per applicant.
Property Inspection Fee	\$50	Charged when an inspection is required due to a violation.
Month to Month Fee	15% of Monthly Rent	For leases on a month-to-month term after completion of initial lease term.
Re-Key Fee	\$150	Charged when tenant changes locks without authorization

In accordance with Utah Code 57-22-4, prior to lease execution and within 5 days of tenant's receipt of the lease, tenant may submit a written request for refund of all sums paid if landlord fails to disclose a fee or materially modifies other financial terms that have previously been disclosed. Landlord will process the refund within 5 business days if the applicable terms and conditions are met.