

## Rhino Realty Property Management Potential Tenancy Fee's

- Application fee: \$50,
- Flat rate utility fees: prices vary depending on property. Please see rental listings for specific flat rate utility fees.
- RUBS utility fees: dependent on property. RUBS billing system is dependent on utility usage. Prices will vary.
- Pet fee: prices vary depending on property. Example: \$300.00 non refundable pet fee.
- Pet rent: prices vary depending on property. Example: \$30.00 pet rent per pet.
- Parking Fee: prices vary depending on property. Example: \$55.00 parking space fee
- Deposit: prices vary depending on property. Please see rental listings for specific pricing per unit.
- Renters Insurance: renters can purchase their own renters insurance. Some properties may have liability waiver programs. Prices may vary, please see rental listings. Example: \$15.00 monthly liability waiver.
- LATE FEES. If rent is not paid within 3 days of the due date, Tenant will pay as a penalty the sum of 5% of the rent per occurrence (which cannot exceed 5% of the total monthly rent for each rental period that the resident is in default.) The Landlord will provide notice of the late fee no later than the last day of the rental period immediately following the period in which the default occurred. This is not a grace period.
- INSUFFICIENT-FUND FEES. If Tenant's check is returned from bank due to Tenant's account having insufficient funds to cover the check amount, Tenant will pay as penalty, the sum of \$35 which will be due and payable within 2 days of Landlord informing Tenant of the return of the check. Tenant's check is returned from bank due to insufficient funds more than 1 times during the rental term, Landlord reserves the right to require that all subsequent rental payments be made in the form of a bank check or money order. Landlord also reserves all rights provided by law.
- TOM FEE. This only applies to tenants that chose a Move-In Date outside of the 14 day grace window. There is no fee if the tenant Move-In Date is within 14 days of application approval. The TOM Fee is a prorated Time Off Market Fee to compensate the owner for the property being off the market, waiting for the tenant's Move-In Date to come around. This fee is calculated by taking the property's monthly rent, dividing by 30, then multiplying by the number of days, minus weekends (business days only) from Day 15 to the applicant's Move-In Date. This TOM Fee is non-refundable. If the applicant moves in earlier than their initial Move-In Date, there will be no credit or refund given. If the tenant chooses to move in AFTER the Move-In Date, then an additional TOM Fee will be calculated and will need to be paid prior to move in.
- TRIP CHARGE FEE. Should Tenant(s) fail to keep a scheduled appointment at the property with Rhino Realty Property Management, LLC, current landlord and/ or the owner of the property, or any vendor contracted by Rhino Realty Property Management, LLC; Tenant(s) agree to pay a trip charge fee for a missed appointment. Prices vary depending on specific Vendor.
- Tenant agrees to pay an additional service fee of \$50.00 for each 30 days utilities are not transferred into tenant(s) name.
- HOA FINES: fines applied for violation of any HOA rules and regulations. Fees vary depending on specific HOA and Property.
- In the event of vandalism, break-ins, or broken glass, Tenant(s) agree to pay all repair costs, regardless of circumstances of breakage unless Tenant(s) supply Rhino Realty Property Management, LLC, current landlord and/or owner of the property with a copy of the police report at Tenant expense or other documentation acceptable to Rhino Realty Property Management, LLC, current landlord and/or the owner of the property showing the cause of damage was not the Tenant(s) responsibility. Prices vary depending on damage.
- Online payment fees: 3rd party online payment companies used by managers may charge a fee for online payment. 3% for credit cards. \$1-\$6 for E-Check. Prices subject to change dependent on 3rd party policy.
- Attorney Fees: If either party uses the services of an attorney to enforce that party's rights or the other party's obligations under this Agreement, any award of damages shall include costs and reasonable attorneys' fees.
- CHARGES. Tenant shall be charged a late fee of 5% of the monthly rent if the rent is NOT received at the proper location no later than the 3rd day of the month by midnight. Any other agreements will be made in writing. The Tenant will be responsible for an additional \$35.00 for each dishonored check and a \$45.00 late notice posting fee, in addition to the late charge. Stop payment fees are \$35 plus \$30 reissue fee.
- Early Termination: Early termination fee with 30 days notice is equal to one and one half (1 1/2) month's rent on top of the current month's rent.
- LOCKOUT. The tenant agrees that if he/she is locked out that he/she will be responsible for obtaining professional services and for all fees incurred. Prices depend on the vendor.

- MISSED APPOINTMENT: If at any time a maintenance appointment is scheduled with the Tenant, the tenant or authorized representative shall be present at the time of service. If the Tenant fails to be present, a charge will be applied to the tenants account. The Tenant will have 30 days to pay the fee. If tenant requests after hour services then they will be responsible for paying the additional fee.
- DISPLAY OF SIGNS. Landlord shall have the privilege of displaying "For Rent or For Sale" signs on the Property and showing the Property to prospective Tenants or Purchasers. The tenant will be required to keep the property in reasonable showing condition and accommodate reasonable showing requests. There will be a "professionally managed" sign installed in front of the property which is to remain installed, not to be removed. The charge for removal is \$125.00
- POSSIBLE MAKE READY CHARGES If you do not repair or clean any items in the unit prior to moving out, the following charges will be deducted from your damage deposit. Please note that is not a complete list of items you can be charged for cleaning or repairing. Prices are ESTIMATED costs: • CLEANING: \$50 per hour plus cost of supplies • CARPET CLEANING: \$100 per room plus \$20 for each significant stain • LANDSCAPING & YARD CLEAN UP: \$100 per hour plus cost of supplies • TRASH REMOVAL: \$100 per hour plus cost of supplies • MAINTENANCE: \$55 per hour plus cost of supplies • PAINTING: \$100 per hour plus cost of supplies • DRYWALL REPAIR: \$70 per hour plus cost of supplies • TRIP CHARGE: \$25 per visit
- Pest management fees: that Landlord may incur as a result of infestation of bed bugs in the apartment. Prices vary depending on vendor.
- Replacement clicker/access card fees: Fees vary depending on property. Example: \$50.00 replacement clicker fee.
- Key Copy charge: \$5