

## Eagle Ridge

### Schedule of Fees

Transaction Description	Frequency	Required/Rentable	Eagle Ridge
<b>Required Fees</b>			
Application Fee	One-Time	Required	\$24
Holding Fee	One-Time	Required	\$170
Security Deposit	One-Time	Required	\$129
Administration Fee	Monthly	Required	\$10
<b>Utility Responsibility and Related Fees</b>			
Conservice Account Activation Fee	One-Time	Required	\$10
Conservice Admin Fee	Monthly	Required	\$5
Conservice Move Out Service Fee	One-Time	Required	\$10
Electric	Monthly	Required	Directly Metered
Gas	Monthly	Required	Directly Metered
Water	Monthly	Required	Allocated by Occupancy
Sewer	Monthly	Required	Allocated by Occupancy
Trash	Monthly	Required	Allocated Per Unit
Association Fee	Monthly	Required	\$5
Bulk Internet	Monthly	Required	\$38.50
Smart Home Technology	Monthly	Required	\$25
<b>Optional Fees</b>			
Renter's Liability Insurance	Monthly	Rentable	\$15
Pet Deposit	Monthly	Rentable	\$300
Pet Rent (Per Pet)	Monthly	Rentable	\$35
Parking	Monthly	Rentable	\$100
<b>Administrative and Lease Violation Fees</b>			
Key Replacement	Per Occurrence	Situational	\$5 (Unit/Mail Key) \$75 (Garage Remote)
Lease Buyout/Early Termination Fee (if requested by resident)	Per Occurrence	Situational	2 months' rent
Late Charge	Per Occurrence	Lease Violation Charge	5% of monthly rent
NSF - Returned Check Fee	Per Occurrence	Lease Violation Charge	\$20
Transfer Fee	Per Occurrence	Situational	\$500
Utilities Not Transferred (Admin Fee)	Per Occurrence	Lease Violation Charge	\$50
Utilities Not Transferred (Electric Usage)	Per Occurrence	Lease Violation Charge	Based on Usage
Utilities Not Transferred (Gas Usage)	Per Occurrence	Lease Violation Charge	Based on Usage

This Schedule of Fees may not include all fees and expenses you may incur during your tenancy. It does not include charges you may bear responsibility for in the event of a breach of your Lease. Such charges might include but are not limited to late fees, charges for violations of community rules, damage charges, reasonable attorney's fees and other costs incurred in the event of a breach of your Lease. If you have received a concession, please note that a breach of your Lease may require you to pay back the value of the concession. This Schedule of Fees is subject to change from time to time, as permitted under the Lease and applicable law. Residents must provide proof of coverage or opt in the Property's insurance policy at the specified monthly rate. For more information, please refer to the Insurance Lease Addendum.