

Rock Creek 185

APARTMENT HOMES DEPOSIT & FEE LIST

Application Fee	\$35.00 Single Application/\$70 Joint Application/\$35.00 Co-signer Application Fee.
Roommate Addition	\$35.00 Application fee will apply
Cleaning/Security Deposit	\$250.00 Studio & One Bedroom; \$350.00 Two Bedroom flats; \$450.00 Three Bedroom and Townhomes, all on approved credit – Up to \$1,000.00.
Transfer Fee	No transfers until current lease expires.
Pet Deposit	\$250 for one pet/\$400 for 2 cats.
Unauthorized Pet	\$50.00 non-compliance fee and loss of pet privilege.
Pet Restrictions	Breed restrictions include, but not limited to: Chow, Rottweiler, Pit Bull, Staffordshire terrier, Doberman, Dalmatian, and Bull Terrier
Late Fees on Rent	\$75.00 initial charge for rent paid on the 5 th
Concessions	Monthly and/or move-in concession will be charged back if lease not fulfilled. (Per Lease)
Month-to-Month Policy and Fee	\$50.00 Month-to-Month Fee, Rent will be the market rent, Month-to-Month is defined as being outside of a designated lease term agreement between the resident and Rock Creek 185.
Returned Checks Fee	\$35.00 per check. If the returned check is a rental payment, late charges will apply retroactively.
FED Filing Fee	\$165.00 Fee for filing FED with Washington County.
Carport Fee	\$15.00 per carport per month
Key Replacement	\$50.00 per Fitness Center Key, \$5 per door & mail key.
Lock Out Fee	\$20.00 after business hours.
Lock Change Fee	\$20.00 per lock
Satellite Deposit	\$100.00 deposit required to install a satellite
Damage Repair Charges	Billed at \$20.00 per man hour.
Damage Charges	Actual replacement costs or damage costs minus depreciation.
Cleaning/Security Deposit Refund	All or a portion of the Cleaning/Security Deposit shall be retained by Owner for the costs of cleaning, and refurbishing of the premises to its original condition. The costs of Apartment cleaning and carpet steam cleaning and painting will be charged for in accordance with the following schedule of charges. (I) Three-fourths of the costs of necessary carpet steam cleaning, apartment painting and cleaning will be charged if Tenancy is from six (6) months to one (1) year. (II) One-half of the necessary costs described in subparagraph (I) will be charged if tenancy is from one (1) year to eighteen (18) months. (III) One-fourth of the necessary costs described in subparagraph (I) will be charged if tenancy is from eighteen (18) months to Two (2) years. (IV) After completion of (2) years of tenancy, no deductions for cleaning, painting or carpet cleaning. Excludes damage charges.

As per the Lease Agreement, Conditions of Occupancy and Cleaning/Security Deposit Receipt paragraph 6 “Cleaning/Security Deposit Refund” Please be advised of the potential cleaning/security deposit that may be retained by the owner for the cost of cleaning and refurbishing the premises to it’s original condition:

The cost of Apartment cleaning and carpet steam cleaning and painting will be charged in accordance with the following schedule of charges:

Tenancy from zero (0) months to six (6) months: Will be charged the full amount of the necessary cost to:

Carpet Steam Clean \$50.00 to \$75.00 depending on Floorplan

Apartment Cleaning \$80.00 to \$145.00 depending on Floorplan

Apartment Painting \$75.00 to \$210.00 depending on Floorplan

Tenancy from seven (7) months to (1) year: Will be charged three-fourths of the necessary cost:

Carpet Steam Clean \$39.00 to \$56.00 depending on Floorplan

Apartment Cleaning \$60.00 to \$109.00 depending on Floorplan

Apartment Painting \$56.00 to \$158.00 depending on Floorplan

Tenancy from thirteen (13) months to eighteen (18) months: Will be charged one half of the necessary cost:

Carpet Steam Clean \$27.00 to \$39.00 depending on Floorplan

Apartment Cleaning \$40.00 to \$73.00 depending on Floorplan

Apartment Painting \$38.00 to \$105.00 depending on Floorplan

Tenancy from nineteen (19) months to two (2) years: Will be charged one-fourth of the necessary cost:

Carpet Steam Clean \$15.00 to \$20.00 depending on Floorplan

Apartment Cleaning \$20.00 to \$36.00 depending on Floorplan

Painting \$19.00 to \$53.00 depending on Floorplan.

Miscellaneous

Apartment Keys not returned	\$5.00 each
Fitness Center Key not returned	\$50.00 at time of move out.
Trash left	\$25.00 per bag. Bed, sofa, chairs, tables, etc. \$50.00 per.
Carpet	\$10.00 additional for stain removal, \$25.00 additional for heavy soilage, replacement for damage depreciated over 5 years with a \$250.00 minimum charge.
Sheetrock damage	Full cost of repairs
Mini/Vertical blinds	\$25.00 for cleaning/damaged or full cost of replacement
Windows	Full cost of replacement if broken
Fireplace	Cost of cleaning \$10.00-\$50.00

Kitchen

Oven	Cost of repairing or replacing.
Refrigerator	Cost of repairing or replacing
Dishwasher	Cost of repairing or replacing.
Counters	Cost resurface damage \$155.00 or full cost to replace
Crisper Tray	Cost repair \$20.00 or full cost to replace
Vinyl flooring	Cost to replace \$120.00 to \$812.00 depending on floorplan

Bathroom

Toilet	Cost to replace toilet, tank, and tank cover.
Vinyl flooring	Cost to replace \$110.00 to \$220.00 depending on floorplan
Counter top	Cost to resurface \$65.00
Mirror	Cost to replace \$55.00

Bedroom

Carpet	Cost replacing or pet treatment
Mini Blinds	Full cost of cleaning or replacement
Sheetrock	Full cost of patch or replacement
Closet	Full cost of repair or replacement

* Prices subject to change.

I have read and understand the Deposit and Fee Charge List. I understand that I will be responsible for all charges and fees that may apply.

X_____
Resident Signature

X_____
Date

X_____
Resident Signature

X_____
Representative Signature