

PQUAIL Realty Disclosure of Additional Fees Per Lease

Prior to signing the lease:

1. **Application/Screening Fee: \$50 for each person over the age of 18 living in the home.**
Paid when submitting rental application.
2. **Security Deposit:** Same as rental amount, due before lease signing.
3. **Pet Screening Fee: \$30 per pet.** Completed through pquailrealty.petscreening.com
Service animals and Approved ESAs are not charged a screening fee. Due before lease signing.
4. **Pet Fee: \$200 (One Time Fee)** On all homes with approved pets. Due before lease signing.
5. **Administration Fee: \$50 (One Time Fee)** due before signing lease, with deposit.

Due at lease signing and/or Move-In:

6. **Monthly rent: Rental amount found on lease, Due on the 1st of each month**
7. **Late Fee: 5% of your monthly rental amount if not paid by the 3rd of the month.**
8. **Pet Rent: \$25 per pet, per month.**
9. **Trash Collection (Rio Rancho Residents only) \$22.50 per month**
10. **Resident Benefit Package: \$40 a month** for the Resident Benefits Package – which includes Filter Delivery Service (for applicable properties), Renters' Insurance, Identity Theft Protection, Credit Building and Resident Rewards.
 - A. **\$30 a month** for Filter Delivery Service, Identity Theft Protection, Credit Building and Resident Rewards (Tenants must provide copy of their own renters' insurance)
 - B. **\$10 a month** for Filter Delivery Service only (Tenants must provide copy of their own renters' insurance)
 - C. **\$20.95 a month** for Renters' Insurance and Filter Delivery Service only

Potential Charges During Your Lease:

1. **NSF Fee: \$75 on all returned payments for handling charges.**
2. **Posting Fee: \$30 on all notices requiring posting; other than 24-hour notices.** This includes 3-day late notices, HOA violations, and **ALL** lease violations.

3. **Eviction/Court Costs:** All costs incurred by the company due to an eviction will be charged to your account. Costs are set by court and can range between \$175 to over \$300.00.
4. **Early Utility Shut Off: \$200 during 30-day notice.** Utilities must stay on until the end of your lease agreement and never turned off before keys to the home have been returned to our office.
5. **Lease Breaking/Early Termination fee:** This is equal to one month's full rent, and you forfeit your deposit.
6. **Non-approved Pet Fee: \$360 per pet on ALL non-approved pets in your home. NO PET SITTING IS ALLOWED!**
7. **Missed Appointment Fee: \$75.00** For ALL missed appointments made and agreed upon by tenant with a vendor or our office, for repair or for an inspection.
8. **Lock Out Service: \$50 CASH paid BEFORE the door is opened.**
9. **Holiday Lock Out Service: \$100 CASH paid BEFORE the door is opened.**
10. **Gate/Garage Remote Opener Replacement/Broken Charge: \$65 per device.**
11. **HOA Violation fines and Fees: All fines for violations of HOA Rules and Regulations are the tenant's responsibility and will be charged to your account.** These fines range from \$25 to over \$500 depending upon the association, and status of the violation.
12. **Postage Fee:** For anything other than a move out, ranges from \$7.00 to \$10.00.

Potential Charges During Your Lease:

1. **Credit Card payment processing Fee:** This fee will vary depending upon the service provider but expect the fee to be between 3% and 5% of the amount your charge to your credit card.
2. **Electronic Check Fee:** This is the fee charged by the banks to handle and e-check payment and will range from \$1.95 to \$4.00 for each payment.

Tenant Signature	Date
Tenant Signature	Date