



320 S Second
Hamilton, Montana 59840
406.363.4430

TENANT FEE SCHEDULE

Breaking a Lease	Re-leasing costs including marketing inspections and paperwork fees equal one month's rent . (These fees do not include any charges for cleaning, damages, rent, utilities etc that may be the tenant's responsibility per their lease and per Montana Landlord Tenant Act and the Montana Security Deposit Act.)
Change of Residents	• \$50 inspection fee (if tenant(s) have occupied unit less than one year or if no inspection has been done in unit within 2 months) • \$35 paperwork fee • Individual application fees – each new and remaining tenant will be individually responsible for paying application fees • Pet screening fees: If applicants have animals, each applicant will be individually responsible for paying any associated screening fees.
Tenant Maintenance Charges	\$75 per hour plus materials (includes scheduling, repair and billing time for our office) (for maintenance that is tenant responsibility such as minor maintenance, tenant caused damages, etc)
Missed Inspection or rescheduling inspections	• \$25 fee IF rescheduling is approved at least 24-hours prior to inspection • \$45 re-inspection fee if unable to access property at time of inspection or if tenant reschedules with less than 24-hour notice/
Lease Addendums	\$35 (adding non financially responsible roommates, changes in pet/ESA documents, year end rent paid letter, etc)

APPLICATION FEE SCHEDULE

Nationwide Credit Check Rent Payment History Landlord-Tenant History Multi-State Criminal History Sex Offender Registry OFAC and Watchlist Registry	\$22
Statewide Criminal History and Court fee(s)	\$15
Processing Fee	\$5
Total third-party cost that is charged to applicants	\$42
Rental history and income verification and application review	\$55+
Total cost to process application	\$112+