

The Pines @ West Penn

DISCLOSURE OF  
RENT, FEES, SERVICE CHARGES, ASSESSMENTS, and UTILITY CHARGES  
MONTH-TO-MONTH LEASE

1. **Monthly Rent and Rent Related Charges**

Base Rent	\$ 365.00	for Basic Lot	\$ 365.00
Lot Rent Surcharge	\$ 15.00	for Estate Lot	\$ 380.00
Lot Rent Surcharge	\$ 65.00	for Jumbo Lot	\$ 430.00
Fixed Utility Surcharge	\$ 0.00		
Tenants	\$ 0.00		
Vehicles	\$ 0.00		
Pets	\$ 0.00		
Shed Rental	\$ 0.00		
Discount	\$ 0.00		
Collateral Base Storage	\$ 415.00	for Basic Lot	\$ 415.00
Collateral Storage Surcharge	\$ 15.00	for Estate Lot	\$ 430.00
Collateral Storage Surcharge	\$ 65.00	for Jumbo Lot	\$ 480.00
  
2. **Miscellaneous Fees**

Application Fee	
Single Credit Check	\$ 20.00
Married Credit Check	\$ 40.00
Criminal Check	\$ 0.00
Security Deposit	Equal to (1) month's rent
Rent Late Fee after 6 <sup>th</sup>	\$ 20.00
Rent Late Fee after 15 <sup>th</sup>	\$ 30.00
NSF / Stop Payment	\$ 30.00
Certified Mailing Fee	USPS rates
Court Costs	Court Assessed Filing Costs
Single-wide Lot Prep Fee **	\$2500.00
Double-side Lot Prep Fee **	\$4000.00
Additional stone	\$ 2.50 sq.ft
Additional paving	\$ 4.50 sq.ft
Unfinished concrete	\$ 6.50 sq.ft
Pier Block	\$ 2.00/per block
Machine excavation	\$ 60.00/hour
Misc. Labor	\$ 30.00/hour + materials as invoiced
  
3. **Utility Charges**

Water Service	Included with Monthly Rent
Sewer Service	Included with Monthly Rent
Weekly Trash Service	Included with Monthly Rent / 4 bag limit
Bulk Item Disposal	Not provided/Tenant billed directly by vendor
Electric Service	Not provided/Tenant billed directly by vendor
Cable Service	Not provided/Tenant billed directly by vendor
Internet/Phone/TV	Not provided/Tenant billed directly by vendor
Oil/Propane	Not provided/Tenant billed directly by vendor

\*\* Includes:

Permits  
Custom excavation  
Sewer & water to site  
2-car paved driveway  
Post lamp  
Final grading  
Seeding  
Final stabilization