

Melody Lakes Country Club Estates

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

1. Monthly Rent and Rent-Related Charges

| | |
|-------------------|---|
| Base Rent | \$783.00 |
| <u>Surcharges</u> | |
| Surcharge | \$0.00 |
| Surcharge | \$0.00 |
| Surcharge | \$0.00 |
| Tenants | \$75.00 for 3rd or additional adult occupant (18 years of age or older) |
| Vehicles | \$0.00 |
| Pets | \$0.00 |
| Shed Rental | \$0.00 |
| Discount | \$10 discount is applied for ePay users |

2. Miscellaneous Fees

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|--|---|
| Application Fee | Everyone over 18 must apply. \$30 per applicant; \$10 additional surcharge for offline/paper submissions. |
| Lawn Cutting | \$25 |
| Late Fee for Rent Received after the <u>10</u> | \$15.00 |
| Returned Check Fee | \$35.00 |
| Court Filing for Rent/Rules Violations | Court-Assessed Filing Costs |
| Security Deposit | \$100.00 |
| Miscellaneous Fees | \$10 per month for boat/rv storage; \$100 deposit for Clubhouse rental. \$10 fee for replacement key for mail box. Collection Fee: \$250 (If complaint is filed for unpaid rent. See Lease for details) Enforcement Fee: \$250 (If complaint filed for rules violations. See Lease for details) Certified Mail Fee: \$25.00 (if we have to send you a document by certified mail) |

3. Utility Charges

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|---------------------|---------------------------------------|
| Water Service | Included with Monthly Rent |
| Sewer Service | Included with Monthly Rent |
| Trash Service | Not Included or Provided by Community |
| Electric Service | Not Included or Provided by Community |
| Cable Service | Not Included or Provided by Community |
| Oil Service | Not Included or Provided by Community |
| Natural Gas Service | Not Included or Provided by Community |
| Propane Service | Not Included or Provided by Community |

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