

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

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

|                   |   |
|-------------------|---|
| Base Rent         | \$786.00 Rate quoted for new residents                                  |
| <u>Surcharges</u> |   |
| Surcharge         | \$15.00 Lots on Wilson and Reagan Drive includes 2nd vehicle at no cost |
| Surcharge         | \$0.00  |
| Surcharge         | \$0.00  |
| Tenants           | \$0.00  |
| Vehicles          | \$15.00 for second vehicle, 2 vehicle limit                             |
| Pets              | \$15 one pet permitted  |
| Shed Rental       | \$0.00  |
| Discount          | \$10 discount applied for ePay users                                    |

**2. Miscellaneous Fees**

|  |   |
|--|---|
| Application Fee                            | Everyone over 18 must apply. \$30 per applicant; \$10 additional surcharge per applicant for offline/paper submissions.   |
| Lawn Cutting                               | N/A   |
| Late Fee for Payments Received after the 5 | \$75.00   |
| Returned Check Fee                         | \$35.00   |
| Court Filing for Rent/Rules Violations     | Court-Assessed Filing Costs   |
| Security Deposit                           | Equal to one month's rent   |
| Miscellaneous Fees                         | Collection Fee: \$250 (If complaint is filed for unpaid rent. See Lease for details)<br>Enforcement Fee: \$250 (If complaint filed for rules violations. See Lease for details)<br>Certified Mail Fee: \$25.00 (if we have to send you a document by certified mail)<br>\$300.00 Meter Repair/Replacement Fee |

**3. Utility Charges**

|                     |  |
|---------------------|--|
| Water Service       | \$51.75 fixed rate per quarter   |
| Sewer Service       | \$60.34 fixed rate per quarter + usage 0-4000 gal. will be billed at \$.93/1,000 gal. over 4,000 gal. will be \$10.93/1,000 gal. |
| Trash Service       | \$18.00 per month, 6 bag/week limit  |
| 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  |

*Revision Date: 4/25/2023*