

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

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

Base Rent	\$871.00
<u>Surcharges</u>	
Surcharge	\$0.00
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Tenants	\$0.00
Vehicles	\$0.00
Pets	\$0.00
Shed Rental	\$0.00
Discount	\$10 discount is 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	\$100 forced mowing fee
Late Fee for Payments Received after the 5	\$75.00
Returned Check Fee	\$30.00
Court Filing for Rent/Rules Violations	Court-Assessed Filing Costs
Security Deposit	Equal to one month's rent
Miscellaneous Fees	\$1,000.00 Atty fee for Common Pleas Court; \$100.00 Club House Deposit; \$300.00 Meter Repair/Replacement Fee

**3. Utility Charges**

Water Service	Included in monthly rent
Sewer Service	\$10.48/1,000 gallons for usage over 6000/qtr; \$13.99/1000 gallons for usage over 10,000/qtr; billed quarterly
Trash Service	Included with monthly rent; one 96-gallon toter/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: 12/29/2023