

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

1. Monthly Rent and Rent-Related Charges

| | | |
|-------------------|----------|---------------------------------------|
| Base Rent | \$896.00 | Current resident's rent may be lower. |
| <u>Surcharges</u> | | |
| Surcharge | \$0.00 | |
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| Tenants | \$0.00 | |
| Vehicles | \$0.00 | 2 vehicle limit |
| Pets | \$0.00 | 1 pet permitted |
| Shed Rental | \$0.00 | |
| Discount | \$10.00 | discount 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 | \$100 forced mowing fee |
| Late Fee for Payments Received after the <u>5</u> | \$75.00 |
| Returned Check Fee | \$35.00 |
| Court Filing for Rent/Rules Violations | Court-Assessed Filing Costs |
| Security Deposit | Equal to 2 month's rent |
| Miscellaneous Fees | \$275.00 Lease and document preparation fee; \$50.00 Water Deposit |

3. Utility Charges

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|---------------------|--|
| Water Service | 0.00551 per gallon, billed quarterly |
| Sewer Service | Included with Monthly Rent |
| Trash Service | Included with Monthly Rent, 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: 11/2/2023