

**The Pines at West Penn  
DISCLOSURE OF RENT,  
FEES, SERVICES CHARGES, ASSESSMENTS, and UTILITY CHARGES  
MONTH-TO-MONTH LEASE**

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

Base Rent	\$475.00 for Basic Lot \$475
<u>Surcharges</u>	
Surcharge	\$15.00 for Estate Lots \$490
Surcharge	\$65.00 for Jumbo Lots \$540
Surcharge	\$0.00
Tenants	\$0.00
Vehicles	\$0.00
Pets	\$0.00
Shed Rental	\$0.00
Discount	\$0.00

**2. Miscellaneous Fees**

Application Fee	\$30 per applicant; \$10 additional surcharge per applicant for offline/paper submissions
Lawn Cutting	
Late Fee for Payments Received after the <u>5</u>	\$45.00
Returned Check Fee	\$30.00
Court Filing for Rent/Rules Violations	USPS Rates
Security Deposit	Equal to one (1) month's rent
Miscellaneous Fees	\$2.50/sq ft. for additional stone; \$4.50/sq ft. for additional paving; \$6.50/sq ft. for unfinished concrete; \$60.00/hour for Machine excavation; \$30.00/hour for labor + cost of materials

**3. Utility Charges**

Water Service	Included with Monthly Rent
Sewer Service	Included with Monthly Rent
Trash Service	Included with Monthly Rent, 4x 30-gallon bag limit. Tenant billed for bulk item disposal.
Electric Service	Paid by Tenant
Cable Service	Paid by Tenant
Oil Service	Paid by Tenant
Natural Gas Service	Not Available
Propane Service	Paid by Tenant

*Revision Date: 7/19/2024*