



# Courtyards At Ridgecrest

6341 Birch Lane Nampa, ID 83687 / 208-466-206



| FEES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | UTILITIES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |              |              |              |              |              |              |
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| <p><i>App Fees</i>-\$35 /per applicant</p> <p><i>ACH fees for online payments</i> - \$5</p> <p><i>Lease Initiation fee</i> - \$200 ( market units only )</p> <p><i>Asset Protect liability waiver</i>: \$12 (optional for LIHTC)<br/>Mandatory for Market units without Renters insurance provided</p> <p><i>Security Deposit</i>-\$750 (OAC)</p> <p><i>Pet Deposits</i>-\$200 per pet</p> <p><i>Pet rent</i>- \$50 /per pet</p> <p><i>Pet waste fine</i>- \$250 /per occurrence</p> <p><i>Trash disposal</i> - \$50 /per occurrence <b>Unit</b></p> <p><i>Lock Change</i>- \$50</p> <p><i>Mail Key Replacement</i>- \$40</p> <p><i>Late Fees</i>- \$50-150</p> <p><i>Service of Notice Fee</i>- \$25</p> <p><i>Occupied Utility Charge Back</i>- \$50/per occurrence</p> <p><i>Bank NSF Fee</i>- \$20</p> <p><i>Key Replacement</i>- \$5</p> <p><i>Inspection Fee</i>- \$50</p> <p><i>Trash out Fees</i>- Billed on Invoice</p> <p><i>Eviction Fees</i>- \$200 Turnover + attorney fees &amp; court costs</p> <p><i>Carpet Replacement</i>-Actual Cost + Labor (Less Applicable Depreciation)</p> <p><i>General Flooring Replacement</i>-Actual Cost + Labor ( Less Applicable Depreciation)</p> <p><i>Appliance Replacement</i><br/>Actual Cost + Labor (Less Applicable Depreciation)</p> <p><i>Apartment Cleaning</i>-Billed on Invoice</p> <p><i>Carpet Cleaning</i>-Billed on Invoice</p> <p><i>Painting</i>-Billed on Invoice</p> <p><i>Window Replacement</i>-Billed on Invoice</p> <p><i>Door Replacement</i>-Billed on Invoice</p> <p><i>Blind Replacement</i>-Billed on Invoice <b>Pest treatment</b>- Billed on Invoice</p> <p><i>Plumbing</i>-due to negligence- Billed on Invoice</p> | <p><i>LIHTC units</i> – Water, Sewage, Garbage included in rent cost</p> <p><i>Market Units</i> – Water, Sewer, Garbage flat fees per month <b>as follows</b></p> <ul style="list-style-type: none"><li>• <b>2BR \$50</b></li><li>• <b>3BR: \$75</b></li><li>• <b>4BR: \$100</b></li></ul> <p><i>Electric</i>-Paid by Resident to Idaho Power<br/><i>Gas</i> – Paid by Resident to Intermountain Gas<br/><i>Internet</i>-Paid by Resident</p> <p><i>Utilities left unpaid, fall back in the landlord contract, any amounts due will be billed back to the resident with an additional occupied utility charge back in the amount of \$50 per occurrence.</i></p> |              |              |              |              |              |              |
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| <hr/> <i>Signed</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <hr/> <i>Date</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |              |              |              |              |              |              |