



# Courtyards At Ridgecrest

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



## FEES

**App Fees**-\$35 /per applicant  
**ACH fees for online payments** - \$5  
**Lease Initiation fee** - \$200 ( market units only )  
**Asset Protect liability waiver:** \$12 (optional for LIHTC)  
Mandatory for Market units without Renters insurance provided  
**Security Deposit**-\$750 (OAC)  
**Pet Deposits**-\$200 per pet  
**Pet rent**- \$50 /per pet  
**Pet waste fine**- \$250 /per occurrence  
**Trash disposal** - \$50 /per occurrence **Unit**  
**Lock Change**- \$50  
**Mail Key Replacement**- \$40  
**Late Fees**- \$50-150  
**Service of Notice Fee**- \$25  
**Occupied Utility Charge Back**- \$50/per occurrence  
**Bank NSF Fee**- \$20  
**Key Replacement**- \$5  
**Inspection Fee**- \$50  
**Trash out Fees**- Billed on Invoice  
**Eviction Fees**- \$200 Turnover + attorney fees & court costs  
**Carpet Replacement**-Actual Cost + Labor (Less Applicable Depreciation)  
**General Flooring Replacement**-Actual Cost + Labor ( Less Applicable Depreciation)  
**Appliance Replacement**  
Actual Cost + Labor (Less Applicable Depreciation)  
**Apartment Cleaning**-Billed on Invoice  
**Carpet Cleaning**-Billed on Invoice  
**Painting**-Billed on Invoice  
**Window Replacement**-Billed on Invoice  
**Door Replacement**-Billed on Invoice  
**Blind Replacement**-Billed on Invoice **Pest treatment**- Billed on Invoice  
**Plumbing**-due to negligence- Billed on Invoice

## UTILITIES

**LIHTC units** – Water, Sewage, Garbage included in rent cost

**Market Units** – Water, Sewer, Garbage flat fees per month **as follows**

- **2BR \$50**
- **3BR: \$75**
- **4BR: \$100**

**Electric**-Paid by Resident to Idaho Power  
**Gas** – Paid by Resident to Intermountain Gas  
**Internet**-Paid by Resident

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.

## RENTS

2 Bed 1 Bath  
\$660-\$1600

3 Bed 2 Bath  
\$762-\$1800

4 Bed 2 Bath  
\$849-\$2200

Signed \_\_\_\_\_

Date \_\_\_\_\_