

Corder and Company

Disclosure of Additional Fees for Tenants

Prior to signing the lease:

1. **Application fee:** \$50.00 for each person over the age of 18 living in the home for more than 14 days within a 90-day time period.
2. **Security Deposit:** Rental amount found on lease **Less \$50.00.** Due at lease signing.
3. **First Month's Rent:** Full or Prorated Rental amount found on lease. Due on or before move-in.
4. **Last Month's Rent:** Full Rental amount found on lease. All credit scores between 600 and 650, are required to pay last month's rent, in addition to the security deposit and first month's rent. Due at lease signing.
5. **Pet Screening fee:** \$33.00 per pet. completed through **www. Pet Screening.com**
Service animals and Approved ESAs are not charged a screening fee. Due before lease signing.
6. **Pet Fee:** \$250.00 per pet (Non-Refundable One-Time Fee) On all homes with approved pets. Due upon or before move-in.

Due at lease signing and MOVE -In:

1. **Monthly rent:** Rental Amount found on lease, Due on the 1st day of each month.
2. **Late fee:** 5% of your monthly rental amount if not paid by the 5th.
3. **Pet Rent:** \$25.00 per pet, per month. On all Pet Screened and approved animals.
4. **Trash Collection (Rio Rancho Residents only)** \$22.50 per month.
5. **Trash Collection and Water Fees (for apartment complexes in Albuquerque)** \$20.00 per month.
6. **Lease Renewal Fee:** \$40.00 on all approved lease renewals. Due at each lease renewal signing.
7. **Resident benefit Package:** \$49.95 monthly charge includes: Move-in Concierge, Renters Insurance, HVAC Replacement Filter Delivery, or **purchased independently.**

A.) Renters Insurance	\$11.95
B.) HVAC replacement Filter delivery	\$10.00 per filter
C.) Pest Share (Pest Control up to 4 times a year)	\$15.00

Potential Charges During Your Lease:

1. **NSF Fee:** \$50.00 on all returned payments for handling charges.
2. **Posting fee:** \$50.00 on all notices requiring posting. This includes 3 day late notices, HOA violations, and ALL Lease violations.
3. **Eviction /Court Costs:** Any and All costs incurred by the company due to an eviction will be charged to your account. Costs are set by the court and can range between \$175.00 to over \$300.00.

4. **Early Utility Shut Off: \$200.00 per utility provider.** Upon the utilities being turned off by your direction during your 30-day notice or before keys to the home have been received in our office.
5. **Lease Breaking /Early Termination fee: This is equal to one month's full rent.**
6. **NON-APPROVED PET FEE: \$350.00 per pet on ALL** non-approved pets in your home. **NO PET SITTING IS ALLOWED!**
7. **Missed Appointment fee: \$75.00** For **ALL** missed appointments made and agreed upon by tenant with a vendor or our office, for a repair or for an inspection.
8. **Lock Out Service: \$150.00 CASH paid BEFORE the door is opened.**
9. **Holiday Lock Out Service: \$200.00 CASH paid BEFORE the door is opened.**
10. **Gate/Garage Remote Opener Replacement/Broken Charge: \$65.00 per device.**
11. **Replacement Gate/Swimming Pool Access Card Charge: \$25.00 per card.**
12. **HOA Violation fines and Fees: All Fines for violations of HOA Rules and Regulations are the tenant's responsibility and will be charged to your account.** These fines range from \$25.00 to over \$500.00 depending upon the association, and status of the violation.

Potential Fees Charged by third party vendors:

1. **Credit Card payment processing fee** ; This fee will vary depending upon the service provider but expect the fee to be between 3% and 5% of the amount you charge to your credit card.
2. **Electronic Check fee:** This is the fee charged by the banks to handle an e-check payment and will range from \$1.95 to \$4.00 for each payment.

Tenant Signature

Date

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Date