

TENANT FEES BREAKDOWN

APPLICATION AND LEASE

Description	Cost
Application Fee	\$50
Admin Fee	\$0
Co-signer Application Fee	\$75
Co-Signer Removal Fee	\$75
Lease Break Fee	\$1000 + Dep
Lease Takeover Fee	\$500
Lease Renewal Fee	\$25
Roommate Adjustment Fee	\$150
Short-Term Lease Fee	\$100

Updated: 09/08/2024

***These fees are subject to change. Always contact UPM for current fees**

***Frequent fees listed. Fees will be accessed anytime work is required.**

TENANT FEES BREAKDOWN CONT.

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MAINTENANCE AND UTILITY

Description	Cost
Missed Appt.	\$100
Filter Replacements	Tenant Responsibility or \$75
Unnecessary Notice Posted or Delivered	\$75
Lock Out Fee	\$100
Denial of Entry	\$100
Utility Setup Delay	\$75
Utility Violation	\$75 Per + \$100/M until resolved
Change Parking Space	\$50
Parking/Key Tag Replacement	\$50
Bulbs, Snow, Pest, and Other Maintenance	Variable
Maintenance Costs	Owner vs Tenant Responsibility TBD Per Incident

Updated: 09/08/2024

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TENANT FEES BREAKDOWN CONT.

DEPOSIT

Description	Cost
Non-Refundable Deposit	\$0
Refundable Deposit	1 Month Rent

Updated: 09/08/2024

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TENANT FEES BREAKDOWN CONT.

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VIOLATIONS

Description	Cost
HOA/CCR Violations	\$25
Non Resolved Violation	\$100 Every 3 Days
Noise	\$50 per
Smoking	\$100 per
CO/Smoke Violation	\$75 per
Lease Violations	\$100 per
Unauthorized Occupant	\$100 per
Improper Move Out Fee	Lease Break
Re-inspection	\$50

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TENANT FEES BREAKDOWN CONT.

FINANCIAL

Description	Cost
Late Fee Initial	\$75
Late Fee Daily	\$15
Returned Check	\$40
Credit Card and Check Processing	3%
Debt Collection	\$200
Eviction Processing	300

Updated: 09/08/2024

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PETS

Description	Cost
Non-Refundable Pet	\$400 per pet
Pet Rent Increase	\$50
Unauthorized Pet	\$200/M Retro
Bi-Annual Pet Inspection	\$0
Pet Nuisance	\$25 per

Updated: 09/08/2024

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TENANT FEES BREAKDOWN CONT.

MOVE OUT AND TRANSITIONS

Description	Cost
Ionizer Fee	\$300
Lock Replacement	Variable
Tenant Possession Storage	\$75 + \$25/Day
Trash Removal	\$75 + Hourly
Cleaning	\$100 Hour
Move Out Maintenance	\$100 Hour
Carpet Cleaning	Variable
Carpet Replacement	Variable
Amenities	Variable

Updated: 09/08/2024

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TENANT FEES BREAKDOWN CONT.

MISCELLANEOUS

Description	Cost
Miscellaneous	Fees associated with all other work required by UPM

Updated: 09/08/2024

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