



Rental Fees Policy And Disclosure

In compliance with ORS 90.302(1), this Rental Fees Policy and Disclosure will serve as the required notice to all applicants that Grid Property Management, LLC will charge the following fees and collect the following deposits from any tenant or tenants(s) that enter into a lease agreement for the home or unit at: _____ (the "Property").

This Rental Fees Policy and Disclosure will also be attached to and made a part of any lease agreement for the Property.

- 1.) **Applicant Screening Charge:** All applicants over eighteen years of age will be required to pay an applicant screening charge of \$40.00.
- 2.) **Security Deposit:** A refundable security deposit of \$1,500.00
- 3.) **Pet Deposit:** A refundable pet deposit of \$350.00 per pet. Landlord may claim from this deposit amounts permitted under ORS 90.300 (6).
- 4.) **Late Rent Fee:** A late rent payment fee of \$100.00.
- 5.) **Utility Reminder Fee:** A late utility bill fee of \$25.00 per month for each applicable account up to a maximum of \$50.00.
- 6.) **Smoke/CO₂ Detector Fee:** A smoke alarm or carbon dioxide detector tampering or removal fee of \$250.00.
- 7.) **Trash Notification Fee:** A fee of \$50.00 if we have to notify you to clean up garbage, rubbish or other waste outside the Property during your tenancy.
- 8.) **Pet Notification Fee:** A fee of \$50.00 if we have to notify you to clean up pet waste outside the Property during your tenancy.
- 9.) **Parking Violation Fee:** A fee of \$50.00 if we have to notify you of a parking violation during your tenancy.

By law, we may apply your unused security deposit towards any unpaid fees upon termination of a tenancy and delivery of possession of the Property. Changes to these deposits, fees and charges may be amended by advanced written notification.

Applicant(s) have received, read, and acknowledge the fee schedule described above.

Applicant

Date

Applicant

Date

Applicant

Date