



Renter Expense Disclosure

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In accordance with Utah law, this Rental Expense Disclosure is to inform you of the potential fees associated with renting with Kartchner Property Management, inc. Please note that this document is not a legally binding contract, and the final Lease Contract will supersede this disclosure. The information contained herein is accurate as of the published date and is subject to change based on market conditions. For the most up-to-date fee amounts or questions you may have, please contact our leasing office.

Fixed Non-Rent Fees

Application Fee: \$40	This is a one-time fee charged per adult to screen and process applicants.
Security Deposit: \$250	One-time deposit due upon application completion; additional security deposits may apply based on credit screening results.
Administrative Fee: \$350	This one-time fee is charged at move-in for lease processing, move-in preparations, and basic maintenance throughout residency such as air filters, light bulbs, and a complimentary carpet cleaning upon move-out.
Late Payment Fee: \$75	This fee is charged if rent is not paid by the fourth day of the calendar month.
Returned Check Fee: \$30	This fee is charged to process returned payments.
Legal Notice Fee: \$25	The fee is charged to process and serve legal documents.
Utility Transfer Fee: \$25	This fee is to process utility chargebacks to residents who failed to set up utility services in their name.
Roommate Add-On or Release: \$75	This fee is charged per approved resident changes on the Lease Contract.
Month-to-Month Fee: \$200	This is a monthly fee charged for leases that convert to a month-to-month tenancy after expiration.
Resident Transfer Fee: \$200	This fee is charged for mid-lease apartment transfers.
After Hour Lockouts: \$50	This fee is charged if maintenance completes an after-hours lock-out.
Property Protection Plan: \$30.00/mo	This is a monthly fee that is charged to residents who fail to provide and maintain an active personal liability coverage policy to provide liability coverage to the unit.
Lease Buyout: 2.5 X Rent Amount	This Lease Buyout terminates the Lease Contract early. Additional stipulations are in the Lease Contract.

Reletting Charge: \$200	This charge applies to Residents who fail to give 60 days' written notice, leave without full rent payment, are evicted, or move out due to default. Additional stipulations are in the Lease Contract.
Cable/Satellite Installation Deposit: \$300	This is a one-time fee for ...

Optional Fixed Non-Rent Fees

Pet Fee: \$350	This is a one-time fee per pet and is non-refundable.
Pet Rent: \$35/mo	This is a monthly fee to keep pets in the dwelling unit.
*Carport: \$20/mo	This is a monthly fee to exclusively rent a carport onsite.
*Garage: \$125/mo	This is a monthly fee to excessively rent a Garage onsite.
*Storage Fee: \$10/mo	This is a monthly fee to excessively rent storage space onsite.
Amenity Reservation Fee: \$75/three hours	This is an hourly fee of \$25/hr with a three-hour minimum to reserve select amenities.
*Additional IP Address: \$25/mo	This is a monthly fee for an additional internet service.
*250 Mbps: \$40/mo	This is a monthly fee for faster internet speed.
*1 Gbps: \$40/mo	This is a monthly fee for faster internet speed.
*Utility Service Package: \$200/mo	This is an optional monthly fixed fee to cover Gas & Electric services, available for furnished units only .

** Optional rental items and services available at select communities.*