

## EZ HOME RENTAL

# Tenant Pricebook & Fee Schedule

*Transparent pricing reference for applicants and residents*

This pricebook summarizes potential charges associated with leasing and residing in a property managed by EZ Home Rental. Fees may vary by property and circumstance, and all fees may not apply to every tenant or property.

### APPLICATION & SCREENING FEES

Fee / Charge	Amount	Notes / When It Applies
Application Fee (per applicant 18+)	\$55	Due with application for each applicant age 18 or older.
Pet Screening Fee	\$20 per animal	Assistance animals may be \$0 per PetScreening guidelines.

### MOVE-IN FEES

Fee / Charge	Amount	Notes / When It Applies
Administrative / Leasing Processing Fee	\$200 managed / \$100 non-managed	Processing, document preparation, filing, move-in communication, payment verification, resident orientation, pre-move-in inspection, and move-in condition coordination.
Security Deposit	Varies per property	Due prior to move-in unless an approved alternative applies.
First Month's Rent	Due prior to move-in	Must be received before keys/access are released.
Rush Move-In Fee	\$100 per occurrence	Applies when expedited move-in processing is requested or required.
Pet Fee	\$350 per pet	Non-refundable.
Pet Rent	\$40/month per pet	Monthly recurring pet rent.
Pet Deposit in lieu of pet fee	Varies per property	May apply where approved or required.

### MONTHLY FEES

Fee / Charge	Amount	Notes / When It Applies
Monthly Rent	As stated in lease	Monthly rent amount per executed lease.
Amenity Fee	\$10/month	Includes online portal access, electronic payment options without added processing fees, credit reporting, and additional resident services.
Month-to-Month Extension Fee	\$25/month	Applies when tenancy extends month-to-month.
Short-Term Lease Fee	\$25/month	Applies to approved short-term lease arrangements.
Insurance Non-Compliance Fee	\$30/month	Applies when required renter's insurance or liability coverage compliance is not maintained.
Holdover Fee	Up to 125% of rent + \$65/month admin fee	Applies when possession continues beyond the authorized term or move-out date.

**LATE & PAYMENT FEES**

Fee / Charge	Amount	Notes / When It Applies
Late Fee	10% of rent after the 3rd	Applies when rent is unpaid after the 3rd, subject to lease and applicable Texas law.
NSF Fee	\$75 per occurrence	Applies to returned payments, returned checks, or returned ACH debits.
Payment Processing Fee (Debit/Credit Cards)	4%	Pass-through fee charged by Landlord's third-party payment processor.
Cure Notice Fee	\$25 per occurrence	Applies when a notice to cure is issued for lease non-compliance.
Collection Fees	Actual cost	Costs incurred for collection of unpaid balances.

**LEASE VIOLATIONS, LEGAL & RISK MANAGEMENT FEES**

Fee / Charge	Amount	Notes / When It Applies
Lease Violation Fee	\$100 per occurrence	Applies to lease violations as permitted by the lease and applicable law.
Dismiss Pending Eviction	\$250 per occurrence	Applies when dismissal of a pending eviction is processed.
Attorney Fees & Court Costs	Actual cost	Tenant responsibility when chargeable under lease and law.
Risk Management Fee	\$600-\$1,000 per occurrence	Applies to high-risk tenants based on screening risk factors.
Early Termination Fee	2x rent	Applies to approved early termination when applicable.
Replacement Tenant Fee	1 month rent	Applies when replacement tenant coordination is required.
HOA Fines	Actual cost	Any HOA fines assessed due to tenant conduct or non-compliance.
HOA Violation Fee	\$75 per occurrence	Administrative fee for HOA violation handling.
Unauthorized Pet Fee	ONE MONTH RENT	Applies when an unauthorized pet is found at the property.
Administrative Processing Fee	\$25 per occurrence	Administrative processing for qualifying resident account actions.
Lease Modification Fee	\$100 per occurrence	Applies when a lease modification is requested or required.

## MAINTENANCE FEES

Fee / Charge	Amount	Notes / When It Applies
Trip Charge	\$85 per occurrence	Applies when a vendor trip is caused by tenant action, missed appointment, or non-covered issue.
Tenant-Caused Repairs	Actual cost	Repairs caused by tenant, occupants, guests, pets, or misuse.
Minor Repairs Under \$50	Tenant responsibility	Resident responsibility where allowed by lease.
HVAC Non-Compliance	\$250 per occurrence	Applies to HVAC filter or maintenance non-compliance.
Pest Non-Compliance	\$75 + cost of service	Applies when required pest control compliance is not maintained.
Lockout Fee	\$75 per occurrence	Applies when lockout assistance is required.
Rekey	Actual cost	Cost for rekey services when tenant responsibility applies.
Utility Admin Fee	\$50 per occurrence + invoice amount	Applies when utilities are not transferred or maintained and management receives or processes a bill.
Unreturned Lockbox	\$50 each	Applies when lockbox is not returned.
Smoking Violation Fee	\$250 per occurrence + cleaning/damage cost	Applies to smoking violations and related remediation.
Landscaping Non-Compliance	\$200 per occurrence	Applies when tenant landscaping obligations are not met.
Unauthorized Alterations	\$350-\$1,000 per violation	Applies to unauthorized changes, installations, or alterations.
Denied Access	\$125 per occurrence	Applies when authorized access for inspections, repairs, showings, or services is denied.

## MOVE-OUT FEES

Fee / Charge	Amount	Notes / When It Applies
Cleaning, Carpet, & Repairs	Actual cost	Charged as applicable based on condition at move-out.
Damages Beyond Wear & Tear	Tenant responsibility	Tenant-caused damage beyond normal wear and tear.
Unreturned Keys/Devices	\$250 each	Applies to unreturned keys, remotes, access cards, or devices.
Withdraw Access for Key Box Placement	ONE MONTH RENT	Applies when access authorization for key box placement is withdrawn.

## GENERAL TERMS

- All fees are subject to the lease agreement and applicable Texas law.
- Fees may vary and may not apply in all situations.
- Failure to comply may result in default or eviction.
- Security deposit accounting is provided within 30 days per Texas Property Code §92.103.