

Tenant Fee Disclosure Addendum

Open Road Property Management Inc.

The following fees may be charged during the tenancy if applicable. All fees are in compliance with Oregon law (ORS Chapter 90).

Standard Fees

- Application / Screening Fee – \$50 per adult applicant (non-refundable, limited to actual screening costs).
 - Late Rent Fee – \$100 flare rate per occurrence if payment is not received by the 5th day of the month.
 - Returned Check / NSF Fee – \$35 per occurrence.
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Access & Keys

- Lockout / Lost Key Fee – Actual cost of rekeying or replacement plus \$25 administrative fee.
 - Replacement Key / Fob – Actual cost of replacement.
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Pets

- Pet Rent – \$0 per month, per pet (if applicable).
 - Pet Deposit – \$500 per pet (refundable- for pet-related damages only).
 - Unauthorized Pet Fee – Up to \$250 per occurrence.
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Lease Compliance

- Smoking Violation Fee – Up to \$250 per occurrence (if smoking is prohibited).
 - Lease-Break Fee – Actual damages not to exceed 1.5 x months' rent, consistent with Oregon law.
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Move-Out

- Cleaning Fee – Actual documented cost of cleaning, deducted from security deposit.
 - Repair of Damage – Actual documented cost of repair, deducted from security deposit.
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Note: All fees listed above are applied only if the described situation occurs. Fees not listed in this addendum will not be charged to the tenant.

Tenant Acknowledgment

I/We acknowledge that I/We have reviewed this Tenant Fee Disclosure Addendum and understand the fees that may apply during tenancy.