

This document is designed to help tenants and parents more easily access and understand the lease. While LRPM understands that for most students, this is their first endeavor into renting an apartment, students are young adults that must begin the learning process. With this process comes accountability; understanding the obligations of signing a legally binding document.

The obligations and responsibilities listed below are meant to be a guide and in no way replace the legally binding document.

Fine Title	Cost	Location on Lease
Joint & Several		page 5, paragraph 18
Late fee	\$5.00 per day	page 1, paragraph 4
Illegal tenant	\$300.00 per person/per day	page 3, paragraph 9
Sublet fee	\$50.00 per sublet	page 3, paragraph 9
Animal violation	\$300.00 per day	page 7, paragraph 3
Failure to vacate	\$200.00 per day	page 7, paragraph 4
Trash removal	\$100.00 per time	page 8, paragraph 12
Smoke detector	\$250.00 per time	page 8, paragraph 17 (batteries, taken down, tenant disregard)
Auxiliary Heaters	\$50.00 per unit	page 8, paragraph 19
Bounced check	\$50 per time	page 9, paragraph 27 (plus late fees)
Bicycles, Motorcycles	\$500.00 per time	page 9, paragraph 28
Fire (grill, pit, etc.)	\$200.00 per time	page 8, paragraph 27 – one warning with time limit then fined
Fine from Borough	Tenant Cost	page 9, paragraph 31
Tenant on roof/balcony	\$200.00 per time	page 9, paragraph 34
No entry (subcontractors)	\$100.00 per time	page 9, paragraph 42
Plumbing negligence	Labor & Materials	page 8, paragraph 14 (plus material)
Adhesives	Tenant Cost	page 8, paragraph 22
Holes in walls	\$50 per hr	page 16, move out addendum
Dehumidifier off May-Oct	\$250.00 per time	page 12, basement addendum – one warning with time limit then fine
No party		page 13, addendum
Move out guidelines		page 13, addendum

If you have questions or concerns, please don't hesitate to reach out to the office by emailing info@legacystatecollege.com or calling 814.272.7772.

Looking forward to 2022/2023!

The Legacy Realty Staff