

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 2023/2024!

The Legacy Realty Staff