



Resident Fee Information

These charges have been put in place to offset the cost and time needed to address each issue listed below on behalf of the resident.

Failing to Transfer or Connect Utilities Fee - \$75

Fee charged when a resident fails to connect utilities in the resident's name after taking possession of the property. In addition, residents will be charged prorated utilities charges.

“Notice to Vacate” Eviction Posting Fee - \$65

This fee is charged when rent is late and the eviction process has begun. The \$100 charge will be assessed to the resident in addition to late charges. This fee would be charged if the resident is late in paying rent. A notice to vacate will be posted on the front door and the charge will be assessed to the resident.

Certified Letter Fee - \$25

This fee will be charged for any occasion the resident is sent a certified letter for negative reasons. Examples are: a pending eviction, an unauthorized pet, failure to respond to email and telephone correspondence from Tru Asset Management LLC; or any other lease violation.

After Hours Maintenance Fee - \$65

This fee is charged to a resident in the event an after-hours maintenance call is requested for a routine service call. We understand that residents have careers and can only be home at certain times after work or on the weekends and the same applies to our staff and vendors. Residents are responsible to give maintenance personnel access to the home for all repairs but Tru Asset Management LLC or any authorized vendors may gain access to the property at reasonable times to not perform any work on a property per Residential Lease, paragraph 14.B.

This fee will be assessed on a case by case basis and does not apply for emergency calls.

Missed Maintenance Appointment Fee - \$80

This fee is charged to residents that miss any appointments scheduled with maintenance vendors. Proper documentation of appointment confirmation is required for all appointments scheduled.

HOA & Lease Violation Administration Fee - \$25

This fee will be charged anytime the homeowner or Tru Asset Management LLC receives a letter for rule enforcement from the Homeowner's Association (HOA) and/or the tenant has violated a condition of the lease agreement.

TRU ASSET MANAGEMENT LLC

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- This fee is in addition to any fine charged by the Homeowner's Association. The most common examples are the lawn needing to be mowed and edged (tenant responsibility), the garbage cans left insight from the street on non-garbage pickup days, unauthorized boats or trailers parked in the driveway or on the street, A/C filters not being changed monthly, unauthorized pet on the property, unauthorized trampolines, etc.

- If Tru Asset Management LLC must re-inspect property for a resident's lease violation, residents will also be charged a \$65 inspection fee per occurrence.

Make Ready Coordination Fee for Cleaning or Repairs - 10%

This fee would be charged if Tru Asset Management LLC must make additional arrangements to provide house cleaning service, lawn service, carpet cleaning, or repairs to any damages done to the home that calls for repair because of residents negligence. Receipts are kept for costs involved, and can be provided to residents. This fee is 10% of the cost of repairs and is meant to cover the administrative cost in organizing this work on the resident's behalf.

Failure to Return Keys - \$75.00

Failure to turn in keys means that the residents have not turned possession of the property back to Tru Asset Management LLC and residents can be charged additional rent. The lease states the tenants must return all keys, remote controls and pool and property access passes. Failure to return the keys cause's additional staff time to locate and coordinate the re-issuance of these devices. Actual charges for lost remotes and pool or gate access devices will be charged the replacement value.

Stop Payment Fee - \$50

This fee is charged if a resident does not receive a check from Tru Asset Management LLC for any reason that is the fault of the resident. An example would be if we were provided the wrong forwarding address and our check to you is lost in the mail. This necessitates a stop payment on that check and reissuance of another check. We are charged a fee for stop payment by our bank and that cost would be passed along to the outgoing resident.

Reissue Check Fee - \$25

This fee is charged to residents when, through the fault of the resident, a check is lost and Tru Asset Management LLC must reissue a check to them. It usually coincides with the stop payment fee.

Court Filing Fee - \$65

In the event a resident has received a Notice to Vacate and fails to bring their account current, an Eviction Suit must be filed in the Justice Court. This fee is to cover the cost of preparing the necessary paperwork and the time to physically file at the court. This charge is in addition to any cost associated with the eviction including but not limited to attorney fees and cost charged by the court.

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Court Appearance Fee - \$100.00

If a trial is scheduled due to the resident's failure to resolve any issues surrounding the Notice to Vacate, this charge is applied to offset the cost of a staff member to appear in court. This charge is in addition to any cost associated with the eviction including but not limited to attorney fees and cost charged by the court.

Signature: _____

Name: _____

Date: _____

Signature: _____

Name: _____

Date: _____

Signature: _____

Name: _____

Date: _____

Signature: _____

Name: _____

Date: _____