



City of Fayetteville, Arkansas Rental Fee Disclosure Form
Cliffs #1 Limited Partnership &
Cliffs #2 Limited Partnership

In compliance with City of Fayetteville Ordinance 6883, this City of Fayetteville, Arkansas Rental Fee Disclosure Form ("Disclosure Form") serves as the required notice to a potential tenant that the landlord or property owner has disclosed fees and utility responsibilities associated with the proposed Apartment Lease Contract for an apartment unit with these specific rental options located within the premises of the apartment community listed below.

This Disclosure Form shall be incorporated as part of the Apartment Lease Contract when signed by the tenant/resident.

RENTAL PROPERTY ADDRESS: This Disclosure Form provides fees and costs for the rental of an apartment unit within the premises owned by Cliffs #1 Limited Partnership & Cliffs #2 Limited Partnership located in Fayetteville, Arkansas.

BASE RENT FOR REQUESTED APARTMENT UNIT: To be determined once a floorplan is chosen during the application process

COSTS FOR OPTIONAL UPGRADES

Furnishing of 1 bd Rental Unit	\$125.00
Furnishing of 2 bd Rental Unit	\$150.00
Pet Rent	\$25.00
Short Term Lease - 2 to 5 Months	\$100.00
Short Term Lease - 6 to 11 Months	\$75.00
Short Term Lease - Month to Month	\$150.00

AMOUNTS OWED PRIOR TO LEASE SIGNING

Application/Screening Fee: \$40.00, Nonrefundable.

Application Deposit: \$400.00; Refundable if applicant is denied after screening; Nonrefundable if applicant is approved but credited toward the security deposit at lease signing.

Security Deposit: \$400.00; Refundable at the end of the lease term if tenant gives 30 days' written notice of lease termination. This refundable deposit will be applied first to any lawful deductions, then any credit balance will be refunded in accordance with Arkansas law.

Conditional Security Deposit: \$425.00; This deposit is available as an alternative to obtaining a guarantor, if needed. Refundable at the end of the lease term after application to any lawful deductions, then any credit balance will be refunded in accordance with Arkansas law.

Pet Deposit: \$300.00; Nonrefundable

Waterbed Deposit: \$50.00

AMOUNT OWED AT CONCLUSION OF LEASE TERM

Cleaning Costs: To be determined once a floorplan is chosen during the application process

POTENTIAL FEES

Late Fees: \$10.00 per day after a 3 day grace period

Returned Check/Returned Payment Fees: \$30.00

Disputed Credit Card Transaction Fee: \$50.00

Unauthorized Pet Fee \$50.00 for the first day and \$10.00 for each additional day the unauthorized pet remains on the premises

Re-Key Lock or Duplicate Key: One Door \$25.00; Two Doors \$50.00 Mailbox Key \$25.00

After hours and on Weekends Open Door Fee: \$25.00

Access Card Replacement or Failure to Return Access Card: \$25.00

UTILITY RESPONSIBILITIES

All utility deposits and bills, including but not limited to electric, gas, internet/cable, trash/recycling, water/sewer, are to be paid by the tenant.

The amounts provided in this Disclosure Form are based solely on the specific rental options selected by the potential tenant. Any change in rental options made by the potential tenant prior to execution of an Apartment Lease Contract could alter the amounts listed. An example of a change in rental options would include any modification to the number of bedrooms or bathrooms in the apartment and the selection of optional upgrades.

Such changes in rental options could result in an increase or decrease in some fees, including but not limited to, the base rent of the apartment unit. Please note any fees listed on this Disclosure Form are only valid as of the date of this Disclosure Form.

If a potential tenant wishes to rent an apartment unit after the issuance of this Disclosure Form or with changes to the rental options listed on this Disclosure Form, the potential tenant should request an updated Disclosure Form from the landlord or property owner.