



TENANT'S FEE LIST

Effective March 1, 2023, Orange County is requiring that landlords in unincorporated Orange County provide a list of tenant's fees - Prior to signing any new or renewal lease per Section 25-414 of the Orange County Code

LEASING FEES

- Rental Application Fee: \$95.00 per each applicant (applicants 18 and over)
- Administrative Fee: \$125.00 per each household
- Non- Refundable Pet Fee: \$300.00 per each pet (max 40 lbs.)
- Late Fee: 10% of rental rate (posted on the 4th of each month)
- Daily Late Charge: \$5.00 per day thereafter (posted on the 5th of each month)
- Non- Sufficient Funds: subject to the greater of \$40.00 or 5% of dishonored payments
- Renewal Fee: \$150.00 expedite of renewal process (charged 10 days after expiration date of renewal letter)

REPAIR /INSPECTION FEES

- Clogged AC unit/drain due to tenant's negligence: starting at \$120.00 (bleach/vinegar MUST be pour onto drain on monthly basis)
 - AC filter replacement starting at \$45.00 (filter MUST be replaced on monthly basis)
 - Unclogged or unstuck garbage disposal due to foreign objects or tenants' negligence starting at \$100.00
 - Septic tank pump out due to tenant's negligence by dumping toilet paper, wipes and toiletries starting at \$500.00
 - Unclogged toilet due to tenant's negligence by dumping toilet paper, wipes and toiletries and/or foreign objects starting at \$300.00
 - Locked Out due to not having access to the property starting at \$125.00
 - Stove glass top replacement due to tenant's negligence (broken glass) starting at \$300.00
 - Tenant is responsible for invoice (service) upon maintenance request, if vendor(s) states appliance, HVAC, plumbing, electrical is working appropriately.
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MOVE OUT FEES

CLEANING FEES:

- Property cleaning fees: starting at \$220.00
- Carpet deep clean: starting at \$180.00
- Property trash and haul: starting at \$200.00
- Small appliances or fixtures cleaning fee: starting at \$80.00 per appliance or fixture
- Refrigerator or freezer cleaning fee: starting at \$85.00
- Bathroom small fixtures cleaning fee: starting at \$55.00
- Bathtub deep cleaning fees: starting at \$140.00

- Miscellaneous cleaning fee: starting at \$25.00 per fixture, appliance, flooring, wall, ceiling covering, or other area.
- Pest control (bugs, roaches, ants, wasps) starting at \$150.00
- Property keys starting at \$120.00
- Gate cards (fobs), community keys (pool keys), mailbox keys, garage remote control starting at \$100.00

REPLACEMENT FEES:

- Window glass replacement starting at \$165.00
- Window screen or blind replacement starting at \$80.00
- Patio screen replacement starting at \$150.00
- Light fixtures replacement starting at \$65.00
- Carpet, flooring, or cabinets, cost or replacement plus 15%
- Fire extinguisher: starting at \$80.00
- Door repair or replacement starting at \$150.00
- Mirrors repair or replacement starting at \$65.00
- If lock has been replaced without written approval starting at \$150.00
- Drip pans: \$20.00
- Refrigerator shelves: cost + 15%
- Any appliance: cost of replacement plus disposal fee

REPAIR FEES:

- Painting: price prorated, tenant receives credit for wear and tear based on time of residency. Paint job is expected to last for 5 years
- Drywall: starting at \$120.00
- Appliances: cost of repair (due to misuse or negligence)