

Resident Fee Transparency Chart

Clear Expectations. No Surprises. All Resident Fees Below Are Defined in the Lease Agreement.

Monthly Resident Fees

Fee	Amount	Notes
Pet Rent	\$50 per pet	Applies monthly for approved pets.
Late Fee	\$25 a day starting on the 6th of the month Up to \$100/month	Enforced on unpaid balances starting the 6th.
NSF Fee	\$200 per returned payment	Per PAM Lease: "Resident pays all NSF charges."

Lease Break Fees

Fee	Amount / Formula	Explanation
Re-Rental Costs (Lease Break)	Cost to re-rent unit: 40% leasing agent commission, \$120 for listing fee syndication on zillow and rentvine, relisting marketing fee of \$250, offboarding fee of \$160, showing coordination fee \$240	Charged if lease is broken early. Covers advertising, showings, screening (per Wis. Stat. §704.29)
Lease Break Policy	Resident pays rent, utilities, lawn/snow until new lease starts	Residents remain responsible until the unit is re-rented or lease term ends.

Resident Negligence Fees

Issue	Charge	When Applied
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Garbage/Trash Removal	\$125/hr per person + materials	Trash left outside designated areas or improperly disposed or left in the unit upon vacancy
Recycling Violation	\$125/hr + materials + fines	Failure to sort or improper recycling practices
Lawn Mowing / Snow Removal	\$125/hr + materials + fines	If resident neglects yard or sidewalk duties
Improper Parking / Towing	\$125/hr + materials + fines	Parking in unauthorized areas or causing obstructions
Failure to Permit Access	Actual cost incurred by PAM (labor + travel expenses)	When resident refuses or misses required entry
Keys / Remotes Not Returned	Actual replacement cost (labor + travel expenses)	Assessed at move-out
Damage, Waste, or Neglect	\$125/hr + materials	For repairs outside of normal wear-and-tear [link to list of resident negligence items]
Unauthorized Modifications	\$125/hr + materials	Unapproved changes to the property
Abandoned Property Removal	\$125/hr + materials + disposal fees	Left items after move-out
Hold-Over Rent	2x daily rent value (minimum)	Staying past lease end without approval

Pest & Treatment Fees

Issue	Charge	Notes
Bed Bugs (Resident-Caused)	Actual cost of treatment & damages	If infestation is due to resident actions or negligence (see Lease Addendum §12–13)
Other Pest Extermination	Actual cost if resident-caused	If caused by improper food storage, neglect, or uncleanliness