

**End of Lease Charges Estimate
DISCLOSURE STATEMENT AND ACKNOWLEDGMENT
FOR
POINTE WEST APARTMENTS**

- 1815 W. 18th St., Cedar Falls, Iowa
 1901 W. 18th St., Cedar Falls, Iowa Apartment
 1921 W. 18th St., Cedar Falls, Iowa,

1. The Landlord will charge fees for goods and services, as outlined in the lease, at the end of the tenancy. The costs and charges are stated in the lease in paragraph 16, entitled CHARGES, and reads as follows:

Tenants will be charged at termination of the lease with cost of four oven inserts, range hood filter, carpet cleaning by a company contracted by the Landlord, re-keying of the door, \$25 move out garbage dumping fee and any damage to the apartment. Any smoke damage or odor caused by the tenant during tenancy will result in the repainting of the apartment and or use of an ozone machine and costs billed to the tenant. Monthly inspections of the apartment will be allowed by Management. Breaking of the lease will result in loss of deposit and or any charges incurred by T&T Rentals to re-rent the apartment.

2. The estimate for these stated charges for goods and services are listed as follows with the knowledge that this is only an estimate and that actual charges may vary according to market conditions. Furthermore, the tenant shall be supplied with copies of any invoices for services provided by outside contractors or companies when the security deposit is discharged.

3. Estimated charges and services shall be as follows:

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|--------------------|---|
| Stove Inserts: | 4 @ \$4.00, estimated total: \$16.00 |
| Range Hood Filter: | \$12.00. |
| Carpet Cleaning: | Provided by Stanley Steamer. "Cleaning" includes cleaning, sanitizing, deodorizing, and application of "Scotch Guard". Cost will be in a range between \$170 and \$255, depending on size of unit and if additional cleaning or stain removal is needed. Tenant will be billed for actual costs as invoiced by Stanley Steamer Company. NOTE: If the carpet is damaged, or permanently stained in a manner that cannot be cleaned, the carpet will either be repaired or replaced according to the situation. Costs for this will be charged additionally, and the determination of this shall be at the full and exclusive discretion of the Landlord. |
| Re-Key Lock: | Provided by Polk's Lock Service. Costs are in a range between \$31 and \$38 depending on the number of cylinders to re-key. |
| Painting: | Painting shall be completed as needed, based upon the Landlord's assessment at the end of the lease. Touch-up, re-painting, or repair (including spackling) to cover wear and tear to walls and doors, including but not limited to scuff marks, scratches, marring, candle soot, grime or other wear, shall be charged to the tenant at an hourly rate of \$15 and the cost of materials. |
| Damage: | Damage to the apartment or its' features, fixtures, or hardware, shall be charged at actual replacement costs plus the cost of installation or related labor costs or sub-contractor charges. |
| Dumping Fee: | The Landlord shall charge each unit, a \$25 fee to cover additional dumping costs. |

ACKNOWLEDGMENT

I acknowledge receipt of this written Estimate Disclosure Statement and acknowledge that I have received a copy of the Rental Agreement and Rules and Regulations concerning the Tenant's use and occupancy.

EXECUTED this Wednesday, January 21, 2009

Landlord

Tenant

By:
Its: Manager

Tenant

Tenant

Tenant