What Fees Might You Encounter When Renting from Southern Pavilion Casa Grande?

Fee Name	Fee Rate	Description of Fee
Administrative Fee	$ 25.00	This fee is added when a new rental is completed. It's a one-time fee that is added to the new move in. This helps covers the cost of administering the lease agreement, such as the paper, toner, software licensing and software fees, and the disc lock provided to you at the time of rental.
After-Hours Fee	$ 50.00	This fee is added when an occupant fails to leave the facility by the 9 PM gate closure. When someone stays beyond 9 PM, it requires the manager to come back to work after hours to assist him or her to get out of the gate. Only people who do not obey the 9 PM gate closure will be charged this fee.
Auction Ad Fee	$ Variable	This fee varies in amount due to the newspaper advertising of a storage space. This fee is added to an account that is in lien and is about to go up for auction due to non-payment of rent. Only people who fail to make their payments, go into lien and are within two weeks of being sold at auction are charged this fee.
Auction Prep & Lock Cut Fee	$ 50.00	Whenever an occupant fails to pay rent on time and the storage space goes into lien status for non-payment, the company is required to prep the space for auction. The auction paperwork has to be completed and double checked for accuracy. It requires two people do the lock cut. One to do the lock cut and a witness for accuracy and taking photos. In addition, it requires posting the ad on the auction website and processing the sale once it's closed.
Auction Cancellation Fee	$ 20.00	Once a storage space is placed for auction on the auction website, the auction website company charges the storage facility a $20.00 non-refundable fee if the occupant of the storage space pays off the balance due prior to the close of the auction.
Certificate of Mailing Fee	$ 10.00	When a storage space goes into lien status for non-payment, the company is required to send out lien notices to the occupant. When occupants fail to update their address, we then have to make sure the notices are sent to all know addresses. This fee covers the additional time and cost of preparing the additional mailing and paying for the postage to send the notices via USPS Certificate of Mailing.
Cleaning Fee	$ Variable	The cleaning fee is figured at $50 per hour, per person. When an occupant moves out and fails to take their trash or sweep up the storage space, employees have to stop their work to be able to clean the vacated storage space. It is also added to any storage space that sells at auction; this is due to the occupant that's in auction not returning to clean out the storage space once emptied.
Damage Repair Fee	$ Variable	Occupants are required to pay for any damages they or their guests cause. We do not add a percentage to the cost. The cost paid is the exact dollar, the company has to pay to repair the damage.
Eviction Notice – Filing Fee in Lieu of Sale	$ 250.00	Should a situation arise that the company issues a termination of the right of occupancy of the storage space for the coming month, and the occupant fails to vacate the storage space within the given timeframe. Thus, forcing the company to have to file suit in court for an eviction notice.
Insurance - $2000 Limit	$ 9.00	If an occupant doesn't have personal insurance coverage, the company offers various limits of insurance coverage. The minimum limit is $2000 at $9 per month. Other limits are available at an increased premium.
Invoice Mailing Fee	$ 1.50	Our company e-mails invoices 10-days prior to the due date at no charge. When occupants request to receive an invoice through the mail, then a $1.50 charge to mail it is added to the occupant's account.

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Late Pay Fee	$ 20.00	Rents are due on or before the first day of each month. You are given 5-days to pay before you receive the late payment fee of $20.00 dollars. This fee applies to your account automatically if the account is not paid on the 6th day of the month.
Personal Lock Cut Fee	$ 15.00	If you were to lose your key to the lock on your storage space and require an employee to cut the lock, you will be charged $15.00 dollars to cut the lock. You will also need to provide a new lock at the same time your lock is cut. We do offer disc locks for sale in the office for an additional $11.00
Mailing Fee	$ 1.50	Our company sends letters and notices via email at no additional cost. Any time an occupant request to have something mailed through the USPS First Class mail, there is a $1.50 charge.
NSF Fee	$ 35.00	An NSF fee is a fee that is charged on a check that is returned for non-payment, as well as any credit card charge that is returned as rejected.
Overflow Vehicle Storage Parking	$ 5.00/day after 48-hours	This is for exterior parking spaces only. This fee can be charged if an occupant parked his vehicle over the allotted parking line and is infringing on another parking space. Should the occupant fail to correct the situation after being given the 48-hour notice he or she can be charged $5.00 per day that the vehicle infringes on the neighboring space, forcing the neighboring space to have to park elsewhere.
Reservation Deposit	$ 25.00	A reservation deposit of $25.00 dollars is required if a customer wants to put a hold on a storage space so it doesn't get rented by someone else. The $25.00 dollar deposit will apply to the new rental of the storage space once the rental is completed. However, should you decide to cancel the reservation, the deposit is non-refundable.
Security Deposit or Vehicle Security Deposit	$ 50.00	A security deposit or vehicle security deposit is charged at the time of the rental of the storage space on storage spaces that are going to have a motorized vehicle, or an engine that contains oil placed inside of the space. Examples are: car, truck, motorcycle, ATV, side-by-side, boat with a boat motor attached (in or out board), lawnmower, etc. We sell Vehicle Oil Shields in our office. The purchase and use of an oil shield will cancel the need to pay the security deposit. The Vehicle Oil Shields sell for $18.00 plus tax if you live in a state that charges sales tax.
Trash Dump Fee	$ Variable	The dumpster on site is for our own company use. We understand there are times people will need to dispose of something and wish to use our dumpster. In order for occupants to use our dumpster, you much check in with the office. They will need to know what you plan to dispose of. This is because the trash companies impose restrictions on certain items that are not to be disposed of in a dumpster. Oils, gasoline, hazardous waste such as lithium batteries, car batteries, etc... Large furniture, mattresses, boxes springs, scrap metal are also examples of items that cannot be disposed of in the dumpster. By checking with the office and disclosing what is to be disposed of, will help the office employees know if they need to call for a special pick up or if it's okay to use the dumpster. A special pick up cost the company additional fees. We can call and find out the cost of the additional fee. The fee can be added to the occupant's account and the occupant will simply need to pay the additional fee to the office. Fees are variable by what is being disposed of. Our company does not add any additional charge to the trash companies fee to dispose of the item(s). We simply pass the amount we are charged on to the occupant.

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Towing Fee	$ 200.00	Due to the additional work involved in having a vehicle towed, there is a fee of $200.00 should the company have to have a vehicle towed offsite for non-payment of rents.