Rental Fee Disclosure and Total Price

Massachusetts residential lease · 940 CMR 38.00 and M.G.L. c. 186, s. 15B

Property address	
Unit	
City, ZIP	
Landlord or manager	
Lease term (months) and start date	

TOTAL PRICE PER MONTH (rent and every required fee): $_____

WHAT THE TOTAL PRICE INCLUDES

Included in the Total Price	Amount per month
Base rent	
Required parking	
Required trash fee	
Required amenity fee	

OPTIONAL CHARGES (TENANT MAY DECLINE)

Optional or conditional charge	Amount	What it pays for	How to avoid it	
Pet rent (only with a pet)				
Storage				
Extra parking				
Card payment processing fee				

ONE-TIME AMOUNTS

Due at or before move-in (only these four)	Amount	Notes
First month's rent		
Last month's rent (same rate as rent)		
Security deposit (at most one month's rent)		
New lock and key (actual cost)		

UTILITIES

Included in rent: _____. Tenant pays (billed by the utility or as stated): _____.

LATE FEE

Late fee: $_____, charged only if rent is still unpaid 30 days after it was due. No late fee or interest before then.

Tenant initials: _____ Date: _____ Landlord initials: _____ Date: _____

Not charged: application, holding, move-in, administrative or cleaning fees; upfront pet deposits or pet fees; the landlord's broker fee; any fee not disclosed above. Security deposit: receipt, separate interest-bearing account in a Massachusetts bank, yearly interest, return within 30 days after the tenancy ends.

Free template from rentalfeedisclosure.com. Not legal advice. Have your lease reviewed by a Massachusetts attorney.