

Charges Sheet

Please read carefully and understand the below **minimum charges** will be assessed if a repair/replacement results from Tenant Negligence or misuse.

CLEANING CHARGES					
INTERIOR		CARPET & FLOORING		EXTERIOR	
Debris or Trash clean-up (including abandoned possessions, broken furniture, etc.	\$125 + dumpster costs	Complete Cleaning 1 Bedroom	\$125.00	Clean garbage from premises	\$125.00
Touch up Cleaning (1 - 2 hours)	\$100.00	Complete Cleaning 2 Bedroom	\$150.00	Clean/Treat oil stains on driveway	\$100.00
Basic Cleaning (2 - 3 hours)	\$250.00	Complete Cleaning	\$180.00	Clean Doors/Trim	\$50.00
Deep Cleaning (4 = hours)	\$350.00 +	Pet Treatment	\$50.00	Clean egrees	\$50.00
		Specialty Stains	\$25.00	Pet waste pick up	\$100.00 +
PAINTING CHARGES					
COMPLETE INTERIOR PAINTING (1-2-Bdrm)	\$1500-\$3000	Paint Living room	\$400.00	Paint Individual Doors (each)	\$100.00
COMPLETE INTERIOR PAINTING (3-Bdrm)	\$1800-\$3500	Paint Dining Room	\$300.00	Paint Front Door	\$150.00
COMPLETE INTERIOR PAINTING (4-Bdrm)	\$2000-\$4000	Paint Kitchen	\$300.00	Paint Closets	\$75.00
Removal of Grime-Grease-Walls, etc.	\$50-\$100	Paint Hallway	\$200.00	Paint Balcony/Patio	\$150.00
Removal of Nails, Hooks, Decals, etc.	\$50-150	Paint Bedroom	\$300.00	Paint Storage Area	\$150.00
Removal of Wallpaper	\$500.00	Paint Bathroom	\$200.00	Paint Woodwork (door jams)	\$500.00
Patch-Repair Sheetrock (Holes, etc.)	\$50-\$250	Paint Ceiling (each room)	\$150.00	TOUCH-UP Paint	\$75.00 +
REPAIR/REPLACEMENT CHARGES					
CARPET & FLOORING		DOORS		ELECTRICAL	
Repair Carpet	Cost	Repair Front Door	\$50.00 +	Replace Wall or Switch Plates (each)	\$10.00
Replace Carpet	Cost	Replace Front (or Exterior) Door	\$1,000.00 +	Replace Light Bulb (each)	\$7.00
Replace LVT Plank Floor (each)	\$30.00	Repair Front Door Threshold	\$50.00 +	Replace Light Fixture Globe	\$25.00 +
Repair Vinyl Floor	Cost	Replace Interior Door (each)	\$150.00 +	Replace Light Fixture	\$50.00 +
Replace Vinyl Floor	Cost	Replace Sliding Glass Door	\$500.00 +	Replace Switch or Plug	\$40.00
Replace Ceramic Tile	Cost	Replace Front (or exit) Door Screen	\$75.00 +	Replace Smoke Detector	\$50.00 +
Repair Ceramic Tile	Cost	Re-Screen Front (or Exit) Door Screen	\$40.00 +	Replace Smoke Detector Battery w/\$10 fine	\$15.00
Seal Subfloor	\$125.00 +	Replace Door Stops (each)	\$5.00	Replace GFCI outlet	\$50.00
LOCKS & HARDWARE		Replace Closet Door (each)	\$150.00 +	WINDOWS & COVERINGS	
Replace Door Key (each)	\$25.00	Replace Bi-Fold Door (each)	\$100.00 +	Repair Window	Cost
Re-Key Door Lock (s) (each)	\$75.00	Repair Forced Door Damage	\$100.00 +	Replace Broken Window	Cost
Replace Door Lock (each)	\$100.00	PLUMBING		Replace Window Screen	\$75.00
Replace Garage Door Remote	\$75.00	Replace Kitchen Faucet	\$150.00	Re-Screen Window Screen	\$40.00
Replace Interior Door Knob	\$35.00	Replace Garbage Disposer	\$200.00	Remove Broken Mini-Blinds (each)	\$30.00
EXTERMINATION - PEST CONTROL		Replace Bathroom Faucet	\$75.00	Replace Blinds	\$75.00 +
Exterminate for Cockroaches	\$150.00 +	Replace Shower Head	\$25.00	GROUNDS & LANDSCAPE	
Exterminate for Fleas	\$150.00 +	Replace Faucet Handle	\$40.00	Front Yard Cleanup-Major	\$250.00 +
Exterminate for Bed Bugs	\$1,000.00 +	Replace Faucet Aerator	\$15.00	Front Yard Cleanup - Minor	\$25.00 +
Exterminate for misc. bugs/rodents	\$150.00 +	Replace Toilet Seat	\$20.00	Backyard Cleanup-Major	\$250.00 +
KITCHEN		Replace Toilet Tank Lid	\$50.00 +	Backyard Cleanup-Minor	\$25.00 +
Replace Refrigerator Shelf/Tray	\$50.00 +	Replace Toilet	\$250.00	Mow Lawn	\$75.00
Replace Refrigerator (Top Freezer)	\$850.00 +	Unclog Kitchen/Shower/Sink Drain	\$100.00 +	Clean Gutters	\$250.00
Replace Refrigerator (Side by Side)	\$1,400.00 +	Clear Sewer or Cesspool Line	\$100.00 +	Trim Shrubs/Bushes	\$100.00 +
Replace Dishwasher Rack	\$200.00 +	Unclog Toilet	\$65.00 +	Repair Lawn	\$25.00 +
Replace Dishwasher Wheel	\$25.00 +	BATHROOM(S)		BEDROOM(S)	
Replace Dishwasher	\$500.00 +	Replace Towel Bar	\$50.00	Replace Closet Pole	\$35.00
Replace Range /Oven knob	\$25.00 +	Repair Towel Bar	\$30.00	Replace Closet Pole Supports	\$20.00
Replace Range Drip Pans	\$10.00 each	Replace Toilet Paper Holder	\$40.00	Repair Closet Pole/Shelf Supports	\$25.00 +
Replace Cabinet Door	\$50.00 +	Repair Toilet Paper Holder	\$20.00	Replace Heat/A/C Vent Cover	\$45.00
Replace Cabinet Drawer	\$50.00 +	Replace Toilet Seat	\$20.00	Replace Fan/Light pull strings	\$110.00 +
Replace Cabinet Knob (each)	\$10.00	Replace Bathroom Mirror	\$200.00 +	HVAC	
Replace Drawer/Cabinet Hardware (each)	\$25.00 +	Replace Tile	\$50.00 +	Replace Filter if Dirty	\$25.00
Replace Counter Tops	\$750.00 +	Replace Tub/Shower Surround	\$850.00 +	Replace Thermostate Batteries	\$15.00
Replace Water Filter	\$50.00	Replace Toilet Flapper	\$35.00	HVAC Repair/Replace	Cost +
Replace Stove	\$600.00 +	Replace Toilet Tank Guts	\$50.00	GARAGE DOOR	
Replace Microwave	\$250.00 +	Replace Bathroom Vanity	\$500.00 +	Replace Garage Door	\$1,900.00 +
Replace Microwave Door	\$50.00 +	Shower Rod	\$25.00	Replace Garage Door Opener	\$500.00
				Repair Garage Door	Cost +
OTHER CHARGES			Noise Violation - \$200.00 per incident		
Unpaid Utility Bills	Cost of Bill + \$100 Service Charge		Garbage Violation - \$75.00 per incident		
Lock out Fee between 9am-4:30pm	\$75 + \$25 for Replacement key if applicable		HOA Violation - \$50.00 per incident		
Lock out fee after 4:30pm	\$150 + \$25 for Replacement key if applicable		City/County Violation - \$50.00 per incident		
Lock out fee on weekends or holidays	\$200 + \$25 for Replacement key if applicable		Smoking Violation (Cleaning Fee) \$250.00 per incident		
Re-inspection due to tenant violation	\$50 for 1st re-inspection then \$75 each thereafter		Pet Waste Violation - \$100.00 per incident of owner not picking up pet waste		

**A \$75.00 trip charge will be assessed on any service call that results from tenant negligence in addition to the above costs + labor @ \$50.00 per hour + 20% Administrative Fee. The above charges are minimum charges. Charges subject to change should costs increase. This may not be a complete list of repair costs.

revised 3/08/2023