

Charges Sheet

We have adapted the below list of charges of Tenant Damage/Repair and Service Minimum Charges.
Please read over carefully and understand the below minimum charges will be assessed if a repair/replacement results from Tenant Negligence or misuse.

CLEANING CHARGES

COMPLETE CLEANING CHARGES

Complete Cleaning	\$150-\$300
Debris or Trash clean-up (including abandoned possessions, broken furniture, etc.)	\$150-\$400

BEDROOMS - Per Room Charge

Clean Walls & Ceilings	\$50
Clean Closet(s) & Storage	\$25
Clean Windows	\$30
Clean Bedroom Hardware	\$25
Vacuum Floor	\$50
Clean Fans, Light Fixtures & Covers	\$50
Clean Doors & Woodwork	\$25
Clean Elec. Wall & Switch Plates	\$20

CARPET & FLOORING

Complete Cleaning (2-Bdrm)	\$150
Complete Cleaning (3-Bdrm)	\$175
Complete Cleaning (4-Brdm)	\$200
Hardwood Floor Cleaning (per room)	

EXTERIOR

Clean garbage from premises	\$100
Clean/Treat oil stains on driveway	\$100
Clean Doors/Trim	\$50
Clean Porch/Steps	\$50

KITCHEN

Clean Refrigerator	\$50
Clean Oven	\$50
Clean Stove Top	\$30
Clean Range Hood	\$25
Clean Microwave	\$30
Clean Dishwasher	\$50
Clean Cabinets Outside	\$50
Clean Cabinets Inside	\$50
Clean Sink	\$25
Clean Walls & Ceilings	\$50
Clean Counter Tops	\$30
Clean Pantry	\$30
Clean Elec. Wall & Switch Plates	\$20
Clean Kitchen Floor	\$50
Clean Windows	\$30
Clean Doors and Woodwork	\$25
Clean Fans, Light Fixtures & Covers	\$50
Clean Kitchen Hardware	\$25

WINDOWS & COVERINGS

Clean Mini Blinds (per room)	\$50
Clean Windows	\$60
Clean Glass Slider Doors	\$100

BATHROOM (S)

Clean Walls & Ceilings	\$50
Clean Bathtub, Shower & Surround	\$150
Clean Toilet and Tank	\$100
Clean Exhaust Fan	\$25
Clean Mirrors & Medicine Cabinets	\$25
Clean Bathroom Hardware	\$25
Clean Cabinets Outside	\$50
Clean Cabinets Inside	\$50
Clean Sink	\$25
Clean Counter Tops	\$30
Clean Linen Closet	\$30
Clean Elec. Wall & Switch Plates	\$20
Clean Bathroom Floor	\$50
Clean Windows	\$30
Clean Doors and Woodwork	\$25

UTILITY-MISC

Clean Walls & Ceilings	\$50
Clean Floor	\$50
Clean Windows, Doors & Woodwork	\$50
Clean Storage Area	\$50
Clean Furnace & Area	\$50
Clean Washer/Dryer & Area	\$50
Clean/Treat oil Stains on Garage Floor	\$100

PAINTING CHARGES

COMPLETE INTERIOR PAINTING (2-Bdrm)	\$1500-\$3000	Paint Living room	\$400	Paint Individual Doors (each)	\$100
COMPLETE INTERIOR PAINTING (3-Bdrm)	\$1800-\$3500	Paint Dining Room	\$300	Paint Front Door	\$150
COMPLETE INTERIOR PAINTING (4-Bdrm)	\$2000-\$4000	Paint Kitchen	\$300	Paint Closets	\$75
Removal of Grime-Grease-Walls, etc.	\$50-\$100	Paint Hallway	\$200	Paint Balcony/Patio	\$150
Removal of Nails, Hooks, Decals, etc.	\$50-150	Paint Bedroom	\$300	Paint Storage Area	\$150
Removal of Wallpaper	\$250	Paint Bathroom	\$200	Paid Woodwork (door jams)	\$400
Patch-Repair Sheetrock (Holes, etc.)	\$50-\$250	Paint Ceiling (each room)	\$150	TOUCH-UP Paint	\$50-\$500

REPAIR/REPLACEMENT CHARGES

CARPET & FLOORING

Repair Carpet	Cost + 25%
Replace Carpet	Cost + 25%
Remove Carpet Stains	Cost + 25%
Repair Hardwood Floor	Cost + 25%
Refinish Hardwood Floor (per room)	Cost + 25%
Repair Vinyl Floor	Cost + 25%
Replace Vinyl Floor (Kitchen)	Cost + 25%
Replace Vinyl Floor (Bathroom)	Cost + 25%
Repair Water Damage Floor (Bath)	Cost + 25%
Repair Water Damage Floor (Kit)	Cost + 25%
Replace Ceramic Tile	Cost + 25%
Repair Ceramic Tile	Cost + 25%

LOCKS & HARDWARE

Replace Door Key (each)	\$25
Re-Key Door Lock (s) (each)	\$75
Replace Door Lock (each)	\$75
Replace Garage Door Remote	\$150
Replace Interior Door Knob	\$35

EXTERMINATION - PEST CONTROL (invoiced cost)

Exterminate for Cockroaches	150-600
Exterminate for Fleas	150-600
Exterminate for Bed Bugs	1000-10000
Exterminate for misc. bugs	150-600

DOORS

Repair Front Door	\$50-\$150
Replace Front (or Exterior) Door	\$200-700
Repair Front Door Threshold	\$50-\$150
Replace Interior Door (each)	\$100-\$250
Replace Sliding Glass Door	\$350-800
Replace Front (or exit) Door Screen	\$50-\$200
Re-Screen Front (or Exit) Door Screen	\$25-\$75
Replace Door Stops (each)	\$10
Replace Closet Door (each)	\$100-250
Replace Bi-Fold Door (each)	\$50-\$200
Repair Forced Door Damage	\$100-\$300

PLUMBING

Replace kitchen Faucet	\$100
Replace Garbage Disposer	\$150
Replace Bathroom Faucet	\$75
Replace Shower Head	\$75
Replace Faucet Handle	\$40
Replace Faucet Aerator	\$30
Replace Toilet Seat	\$40
Replace Toilet Tank Lid	50-150
Replace Toilet	\$200
Unclog Kitchen/Shower/Sink Drain	\$100-\$800
Clear Sewer or Cesspool Line	\$100-\$800
Unclog toilet	\$65-650

ELECTRICAL

Replace Wall or Switch Plates (each)	\$10
Replace Light Bulb (each)	\$5
Replace Light Fixture Globe	\$15-50
Replace Light Fixture	\$50-150
Replace Switch or Plug	\$35
Replace Smoke Detector	\$50
Replace smoke detector battery w/\$10 fine	\$12
Replace GFCI outlet	\$50

WINDOWS & COVERINGS

Repair Window	\$50-500
Replace Broken Window	\$300-700
Replace Window Screen	\$75
Re-Screen Window Screen	\$40
Remove Broken Mini-Blinds (each)	\$30

GROUNDS & LANDSCAPE

Front Yard Cleanup-Major	\$250-\$500
Front Yard Cleanup - Minor	\$25-\$250
Backyard Cleanup-Major	\$250-\$700
Backyard Cleanup-Minor	\$25-\$350
Mow Lawn (all)	\$50
Clean Gutters	\$200
Trim Shrubs/Bushes	100-200
Remove Satellite Dish	\$50-250

revised 11/13/2018

GENERAL MAINTENANCE CHARGES

KITCHEN	
Replace Refrigerator Shelf/Tray	\$25-\$150
Replace Refrigerator	\$850-1500
Replace Dishwasher Rack	\$50-\$150
Replace Dishwasher Wheel	\$25-\$100
Replace Dishwasher	\$300-750
Replace Range /Oven knob	\$25-\$50
Replace Range Drip Pans	\$30
Replace Cabinet Door	\$50-\$200
Replace Cabinet Drawer	\$50-\$200
Replace Cabinet Knob (each)	\$10-\$25
Replace Drawer/Cabinet Hardware (each)	\$25-\$50
Replace Counter Tops	\$250-\$4000

Replace stove	\$400-700
Replace microwave	\$250-500
BATHROOM(S)	
Replace Towel Bar	\$40
Repair Towel Bar	\$20
Replace Toilet Paper Holder	\$40
Repair Toilet Paper Holder	\$20
Replace Toilet Seat	\$30
Replace Bathroom Mirror	\$75-\$300
Replace Tile	\$50-\$500
Replace Tub/Shower Enclosure	\$200-\$400
Replace Toilet Flapper	\$35
Replace Toilet Tank Guts	\$50
Replace Bathroom Vanity	\$200-800

BEDROOMS	
Replace Closet Pole	\$35
Replace Closet Pole Supports	\$15
Repair Closet Pole/Shelf Supports	\$25-\$75
Replace Heat/A/C Vent Cover	\$45
Replace Fan/Light pull strings	\$75-150

HVAC	
Replace Filter if Dirty	\$25
Replace Thermostate Batteries	\$15

GARAGE DOOR	
Replace garage door	\$850
Replace garage door opener	\$350

SERVICE CHARGES	
Unpaid Utility Bills	Cost of Bill + \$100 Service Charge
Lock out Fee between 9am-4:30pm	\$75 + \$25 for Replacement key if applicable
Lock out fee after 4:30pm	\$150 + \$25 for Replacement key if applicable
Lock out fee on weekends or holidays	\$200 + \$25 for Replacement key if applicable
Re-inspection due to tenant violation	\$50 for 1st re-inspection then \$75 each thereafter
Illegal pets	\$150.00 Administration Fee + \$150.00 Non-refundable per pet deposit + \$150.00 Refunable per pet deposit + monthly pet rent retroactive to begin date of current lease term
Noise Violation	\$200 per incident
Garbage Violation	\$75 per incident
Homes Association Violation	\$50 per incident
City or County Violation	\$50 per incident
Keys not Surrendered on Move-Out Date	1 1/2 time prorated Daily Rent Charge based upon monthly rent amount until keys are received in our office.
HVAC Repair/Replace due to Tenant Damage	Cost of Repair plus below listed trip, hourly and admin charges.

BEFORE CALLING FOR HVAC ISSUES

Is the filter clean? If dirty, change immediately!

Is the thermostat switched on?

Is the thermostat set on appropriate setting cool/heat?

Is the switch on the unit in the basement turned on?

Is the exterior coil unit clean and free of dust and debris?

Is the thermostat working? Have you checked and replaced the batteries?

Breaker is on? Flip it off and back on again to make sure.

What is the temperature set at?

What is the room temperature?

Remember, in extreme heat you cannot expect an A/C unit to cool your unit to 68 degrees. During extreme heat we ask that tenants keep there thermostats no lower than 75 degrees.

*The above costs are **minimum** charges.

*A \$75.00 trip charge will be assessed on any service call that results from tenant negligence in addition to the the above costs plus labor @ \$50 per hour.

*A 20% Administrative fee will be added to all charges with a minimum charge of \$25.00. Charges subject to change should costs increase.

*Rent is due on the **1st of each month, late after the 5th**. Rent must be received in our office before close of business (4:30pm) on the 5th to avoid late fees. If rent is dropped after hours (after 4:30pm) on the 5th of the month, it will be considered received on the 6th and late fees will be assessed.

*If the 5th falls on a weekend or Holiday your rent will NOT be considered late if it is dropped in our mail slot before our office opens the following business day. Any rent that is dropped off at our office during business hours after the 5th will be considered late and late charges will be assessed.

*NSF fees of \$40 "A non-sufficient funds fee of \$40 will be charged on all returned checks"