

B SELLERS BOULEVARD ESTATES FINES/FEE SHEET

Room Care & Responsibility

All residents are responsible for the belongings in their apartment. All furniture that was present upon move in must remain in the apartment at all times. Common area furniture should not be moved and placed within the apartment in a different area. If repairs are necessary because of any damage or misuse by the residents of the apartment or their guests, the responsible parties will be charged for the repairs. If no one assumes responsibility for the damage, then all residents of the apartment will be charged for the repairs. If damage occurs within an apartment it is important that the residents discuss and determine who will pay for the damages. Damage charges will be placed on student accounts and are deemed due and payable the following month.

Pets

Possession of pets is prohibited. Any cost associated with possession of a pet will be charged to the responsible resident(s) or to all residents of the apartment, (damaged furniture, cleaning, pest control, etc.) a minimum of \$500 fine and or removal from the STUDENT HOUSING APT.

Many stray pets will find their way to B Sellers Boulevard Estates. Do not feed these animals. We understand how cute they might be, but it is hard to see animals become dependent on you feeding them and when you leave, they will not be able to find a way to feed themselves. If you see a abandoned or stray animal at Residence, please contact our office so we can make proper arrangements for the animal.

Trash

B Sellers Estates have assigned trash bins for each apartment for the residents, which is placed in the rear of the apartment. Trash cannot be left out on the porches, outside the apartments, around the trash bin, in front of a resident's door or each resident will be assessed a fine of \$150.00 after the first warning and additional \$250.00 for each incident thereafter and the resident will be referred to Judicial Affairs.

**GARBAGE BINS MUST BE PLACED IN FRONT BY THE CURB ON WEDNESDAY EVENING!
FOR PICK UP ON THURSDAY MORNING! NO OVERFLOWING CANS**

**ALL FINES RECEIVED WILL BE ADDED TO THE RENT THAT IS DUE
AND MUST BE PAID WITH THE FOLLOWING MONTH'S RENT!!!**

Loitering

**ABSOLUTELY NO LOITERING ON THE GRASS OR IN THE PARKING LOT AREAS!
IF YOU ARE CAUGHT IN PERSON OR ON THE CAMERA THERE IS A \$75.00 FEE!!**

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Listed below you will find a list outlining the cost related to damage and repairs. While we have done our best to provide accurate numbers, the cost of supplies or labor may affect charges. This list is not all inclusive and is subject to change. Questions about damages not listed below should be directed to management @ bsellersboulevardestatesllc@gmail.com

ITEM DAMAGE CHARGES

Repainting or touch-up \$450.00 per wall
Tape marks or residue left on walls \$250.00 per wall
Very soiled or marked up \$250.00 per wall
Chipped and holes \$250.00 per wall
Paint complete suite/apartment living \$5625.00
Paint regular bedroom room \$1500.00
Paint apartment kitchen \$1500.00
Paint apartment bathroom \$1500.00
Replace A/C Return Grille \$500.00
Replace thermostat cover \$200.00
Wall Damage from LED Lights - \$500.00
Damage to Kitchen or Bathroom Cabinets - \$300 per door/cabinet
Paint Chipped \$250.00
Tape marks, hooks, nails \$25.00 per hole
Replace 7 inch white ceiling light \$150.00
Replace of Ceiling Fans \$500.00
Small burns and damages \$500.00
Adhesive marks \$5.00 each
Replace LVT \$10.00 per square foot
Door Room \$500.00
Bathroom Door \$500.00
Room \$750.00 with hardware
Nail holes, dart marks, minor damage \$10.00 per square foot
Closet door \$500.00 (to replace)
Door hardware \$250.00 (to replace)
Repaint door and jam \$250.00 (to replace)
Door numbers/sign \$150.00
Door plate \$150.00

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Door Frame \$500.00

Re-core per lock \$250.00

Sink Removing items and clogged – Owner's contractor estimate

Pouring Grease down the drain – Owner's contractor estimate

Replace Sink – Owner's Contractor estimate

Removing items and clogged Owner's Contractor estimate

Replace Owner's Contractor estimate

Bed frame and springs \$250.00

Mattress \$250.00

Desk Burn marks \$10.00 – each

Replace desk \$375.00

Replace drawer \$375.00

Desk chair: \$150.00

Replace chest of drawers \$300.00

Living room couch \$600.00

Replace seat cushion \$250.00

Stains on furniture \$250.00

TV: \$800.00

End Table \$250.00

Dining table \$300.00

Dining chair \$200.00

Refrigerator \$1000.00

Replace stove \$1000.00

Damage to oven – Owner's Contractor Estimate

Replace Microwave \$500.00

Replace Shower Head \$250.00

Replace Washer/dryer \$5000.00

Windows Screen \$200.00

Replace window blinds – per blind \$125.00

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Wands \$25.00

Window Replacement -- Owner's Contractor Estimate

Replacement of bathroom mirror: \$200.00

Replacement of fire extinguisher: \$200.00

Sprinkler Head: Owner's Contractor Estimate

Smoke detectors: \$400.00

Cleaning Extra dirty/cluttered: \$150.00 per hour

Replace Towel Bar \$100.00

Replace Shower Rod \$100.00

Dirty Room (Common Area) \$25 and Up

Dirty Bedroom \$25 and Up

Dirty Kitchen \$25 and Up

Dirty Bathroom \$25 and Up

Trash Removal \$100.00 per bag

Broken Door Stopper - \$100.00

Broken Toilet Paper holder - \$250.00

Common Area TV Remote Missing - \$275.00

Food left in Refrigerator - \$200.00

Broken Air Fryer - \$300.00

No Microwave/Air Fryer in room - \$300.00

No Electric Heater in room - \$300.00

No wall paper on wall - \$450 for damages & \$450 to repair

Tampering with security camera - \$500.00

Tampering with smoke detectors - \$500.00

Smoking inside unit - \$500.00

Smoking paraphernalia inside unit - \$500.00

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Guest and Visitation

No visitors or guests of the opposite sex are allowed in apartment/room/suite after visitation hours. Visitation hours are:

Sunday-Thursday 12pm to midnight

Friday- Saturday 11am-to 12am(midnight)

Residents have a 24- Hour Courtesy Visitation rule. However, residents must mutually agree on the times visitation will occur on the roommate contract.

Roommates have the right to limit visitation hours if visitation is hindering studying and sleeping time. Abusing the 24-Hour courtesy visitation rule will result in revoked visitation privileges and judicial sanction.

Signature_____Date_____

Parent

Signature_____Date_____

Student