

Maintenance Charges (Effective 10-01-13)

BATHROOM

Lavatory Replacement	Materials + Labor
Lavatory Plug	6.00
Bathtub Plug	6.00
Towel Rack (Ceramic & Stainless Steel)	20.00
Lavatory Soap Dish	20.00
Paper Holder (Roller Only)	5.00
Paper Holder Fixture (Ceramic & Stainless)	20.00
Commode Set (Complete Set)	Materials + Labor
Commode Seat	20.00
Commode Water Tank Lid	30.00
Unstopping Commode (Rodded Out)	45.00
Unstopping Commode (Taking Up)	65.00
Unstopping Lavatory	35.00
Unstopping Tub	45.00
Unstopping Sewer Line	50.00
(If plumber is needed, all cost will be charged to tenant)	
Replace Triphandle	15.00
Aluminum Shower Rod & Caps	20.00
Replace Aerator for Lavatory	5.00

KITCHEN

Unstopping Sink	35.00
Sink Strainer	10.00
Replace Sink Aerator	5.00
Hinges	5.00 each
All Countertop Repairs / Replacements	Materials + Labor
All Cabinet Repairs	Materials + Labor

RANGES

Range Replacement	Materials + Labor
Range Hood Replacement	Materials + Labor
Range Hood Filter	20.00
Range Hood Light Cover	8.00
Stove Oven Rack	10.00
Burner Pans	6.00 each
Stove Knobs	5.00 each
Burner Assembly for Electric Range	20.00

REFRIGERATORS

Refrigerator Replacement	Materials + Labor
Refrigerator Door Gaskets Replacement	Materials + Labor
Ice Trays	3.00 each
Vegetable Crisper Cover	50.00
Interior Door Bar	20.00
Cleaning Freezer drain	30.00

SCREEN DOORS

Total Door Replacement	Materials + Labor
Replacing Stainless Steel Wire Per Panel	50.00 + Labor
Screen Door Latch	20.00
Screen Door Handle Kit	25.00
Screen Door Closer	20.00

EXTERIOR DOORS

Door Replacement	Materials + Labor
Lockouts-During Regular Hours	20.00
Lockouts-After Hours, Until 10:00pm	40.00
Door Keys	5.00 each
Change Locks	50.00
Door Dead Bolt Latch	25.00
Door Flip Latch	20.00
Door Wrap Around	45.00
Door Viewer	10.00

INTERIOR DOORS

Door Replacement	Materials + Labor
Lockouts-During Regular Hours	20.00
Lockouts-After Hours, Until 10:00pm	40.00
Replace Passage Door Knob	20.00
Replace Privacy Door Knob	25.00
Striker Plate	5.00
Passage Tongue	15.00
Door Lock Assembly	30.00
Door Wrap Around	45.00
Hanging Items Over Interior Doors	1st Offense 25.00 2nd Offense 50.00

WINDOWS

Glass Replacement	Materials + Labor
Security Screen Repair / Replacement	Materials + Labor
GA-60-6 Screen Frame & Wire	40.00
GA-60-6 Screen Wire only	20.00
Mini-Blinds	8.00
Curtain & Shade Brackets	10.00 per pair
Blocked windows	1st Offense 50.00 2nd Offense 100.00 3rd Offense Eviction

HEATING & AIR CONDITIONING

Damage to Exterior Cage	Materials + Labor
Damaged Thermostat	50.00
Air Filter Turned Around (Dust Side Facing In)	1st Offense 35.00 2nd Offense 50.00 3rd Offense Eviction
Blocking A/C returns	1st Offense 50.00 2nd Offense 100.00 3rd Offense Eviction
Dirty / Clogged Return Grills	20.00
Other Damage	Material + Labor

MISCELLANEOUS CHARGES

Smoke Alarm Battery	3.00 each
Mail Box	25.00
Mail Box Lock Replacement	35.00
Mail Box Key	5.00 each
Smoke Detector Damaged, Unplugged or Off at Breaker	1st Offense 35.00 2nd Offense 50.00
Dryer Vent Kit	20.00
All Electrical Cover Plates and Phone Jacks	3.00 each
Outdoor Faucet Handle	10.00
Replacing Tile-Per Piece	5.00
Clothesline Wire Replacement	20.00
Throwing Grease Out Back Door	1st Offense 50.00 2nd Offense 100.00 3rd Offense Eviction
Cables on Floors	15.00 ea occurrence

CONTINUED ON BACK SIDE

PENALTIES

Driving or Parking on Grounds	35.00	<u>CLEANING BY MAINTENANCE DEPT.</u>	
Blocking Dumpsters	35.00	Hourly Cleaning Rate (labor and materials)	15.00
Having Any Type of Non-Patio Furniture, or Damaged Patio Furniture on Porches	35.00	Cleaning Garbage Can Recept.	25.00
Shopping Cart In Yard	1st Offense 35.00	Picking Up Paper & Trash	30.00
	2nd Offense 50.00	Raking	15.00
	3rd Offense Eviction	Cleaning Off Roofs	35.00
Cleaning Stains From Leaking Vehicles	Materials + Labor	Clean Out Vacated Apartment	50.00
		Painting	Materials + Labor

ANY ADDITIONAL REPAIRS/WORK NOT LISTED WILL BE CHARGED AT 20.00 PER HOUR PLUS MATERIALS

The after hours phone is for emergency calls only. There will be a 30.00 charge for responding to any call that is determined not to be an emergency. Such things categorized as emergencies are, but not limited to, refrigerator not working, stopped up sewer line, stopped up commode, water leak inside apartment.