

STANDARD DAMAGE CHARGES

The following information is provided to assist you in your move-out and expedite the return of your security deposit.



1. Be sure all rent and other charges have been paid.
2. Turn in all keys, access cards/fobs, remotes, and parking stickers upon move-out to the front office.
3. Supply Forwarding Address to management for return of Security Deposit.
4. All belongings/possessions must be removed from the unit prior to Check-Out.
5. Unit Condition Form must be filled out and returned to the office.

Below is a list of ESTIMATED CHARGES that may be assessed should cleaning/repairs/replacements be required to prepare the unit/bedroom for future occupancy.

These charges are ESTIMATES AND AVERAGES, and may not include specialized labor or parts. If any items are MISSING OR DAMAGED to the point that they must be replaced, when you move out, you will be charged for the current cost of the item, plus labor and service charges. If Owner incurs a higher cost for replacing an item, you will be responsible for paying the higher cost. There may be additional charges for smoke damage, such as paint, deodorizer, etc.. Any upholstery repair or cleaning of furniture may be charged to the resident(s).

Common Areas:

<u>Living Room</u>	<u>Clean</u>	<u>Repair</u>	<u>Replace</u>	<u>Kitchen</u>	<u>Clean</u>	<u>Repair</u>	<u>Replace</u>	<u>Painting</u>	<u>Spot</u>	
Sofa	\$65	\$50	\$450	Counters	\$30	\$50*	\$300		Partial	\$35
Cushions	\$15	\$30	\$50	Cabinets	\$30	\$100*	\$400		Full	\$125
Dining Table	\$15	Billed	\$200	Lighting (ea.)	\$30	\$75	\$110			\$250
End Table	\$15	Billed	\$100	Oven / Stove	\$50	Billed	\$400	<u>Wall Repairs</u>		
Coffee Table	\$15	Billed	\$115	Fridge / Freezer	\$50	Billed	\$500	Small size (golf ball)	\$40 ea.	
Dining Chairs (ea.)	\$10	\$50	\$125	Microwave	\$30	Billed	\$150	Medium size (softball)	\$75 ea.	
Blinds (ea.)	\$25	N/A	\$45	Dishwasher	\$30	Billed	\$200	Large size (soccer ball)	\$135* ea.	
Window / Sill / Screen	\$30	Billed	\$150/50/20	Vent-a-hood	\$40	Billed	\$175	<u>Trash Out</u>	\$30/bag	
Ceiling fan	\$15	Billed	\$100	Fire Extinguisher	\$5	\$25	\$50			
Washer	\$30	Billed	\$500	Floors	\$40	\$15*	Billed			
Dryer	\$30	Billed	\$450							
Int. Door	\$15	Billed	\$140							
Ext. Door	\$15	Billed	\$250	<u>Carpet</u>	<u>Clean</u>	<u>Repair</u>	<u>Replace</u>			
Smoke Detector	\$10	N/A	\$35		\$65*	N/A	\$400			

Bedroom:

	<u>Clean</u>	<u>Repair</u>	<u>Replace</u>
Mattress / Box spring	N/A	N/A	\$200
Frame	N/A	N/A	\$150
Headboard	\$10	N/A	\$175
Desk	\$25	Billed	\$350
Desk Chair	\$25	Billed	\$150
Nightstand	\$15	Billed	\$200
Dresser	\$15	Billed	\$300
Door	\$30	Billed	\$140
Closet Door	\$15	Billed	\$150
Closet Rod / Shelf	N/A	N/A	\$30
<u>Carpet</u>	\$65*	Billed	\$300
<u>Painting</u>	<u>Spot</u>	<u>Partial</u>	<u>Full</u>
	\$35	\$125	\$250

Bathroom:

	<u>Clean</u>	<u>Repair</u>	<u>Replace</u>
Blinds	\$25	N/A	\$45
Ceiling Fan	\$15	Billed	\$100
Smoke Detector	\$10	N/A	\$35
Light Fixture	\$10	N/A	\$50
Window / Sill / Screen	\$30	N/A	\$150/50/20
<u>Wall Repairs</u>			
Small size	\$40 ea.		
Medium size	\$75 ea.		
Large size	\$135* ea.		
<u>Trash Out</u>	\$30/bag		
Tub	\$30	50*	\$350
Counter	\$15	75*	\$275
Cabinets	\$15	100*	\$300
Toilet	\$30	Billed	\$150
Mirror	\$15	N/A	\$125
Floor / Tile	\$30	20*	\$150
Sink	\$20	N/A	\$150
Door	\$15	N/A	\$125
Towel Bar	\$5	N/A	\$35
<u>Keys/Access:</u>			
Door Key		\$30	
Mail Key		\$30	
Access Card/FOB		\$50	
Parking Permit		\$30	

*Billed charges are calculated with the following formula: Cost of part + tax + 10% (Note: cost will not exceed replacement cost)

\$20/hour for labor (one hour minimum)

Outside Vendor: Our cost from vendor + 10%

NOTE: All common area charges are split equally among the residents