

12. DAMAGE AND CLEANING CHARGES AT MOVE-OUT

DAMAGE CHARGES / REPLACEMENT

Any and all damages and replacement will be charged to the resident at the actual replacement costs. Labor costs can be charged at a rate of \$30/hour. Replacement of all flooring is charged at a seven (7) year prorated amount.

A. EXTERIOR – LAWN, GARAGE, PATIO, OUTSIDE STORAGE ROOM, TRASH REMOVAL

Trash Removal	up to \$20.00 per bag
Mow Yard	up to \$100
Turf Restoration	up to invoice cost
Garage Door Panel	up to invoice cost
Furniture Removal	up to \$100/piece

B. KEYS & LOCKS

Garage Door Opener	\$75 per opener
Garage T-lock Handle	replacement cost
Door Key	\$25 per key
Mailbox Key	\$25 per key
Lock Change/Replacement	up to \$250 per lock
After-hour Lock Change/Replacement	additional \$100 per lock

C. CLEANING SERVICES

Whole Unit Cleaning	actual invoice cost*
Extra Cleaning	actual invoice cost*
Oven	\$25.00
Range top	\$25.00
Vent hood	\$10.00
Refrigerator	\$25.00
Freezer	\$10.00
Vinyl Floors	\$50.00 ea. room
Counters	\$10.00 ea.
Kitchen Cabinets	\$5.00 ea.
Light Fixtures	\$2.00 ea.
Dishwasher	\$10.00
Patio/Balcony	\$30.00
Bathtub and Tile	\$30.00 ea.
Bathroom Sink	\$5.00 ea.
Toilet	\$15.00 ea.
Bath Cabinet	\$5.00 ea.

Mirrors	\$5.00 ea.
Carpet Stains beyond Normal Wear and Tear, Carpet Dye	actual invoice costs*
Trash	up to \$20.00 per bag
Pet Waste removal	billed at \$30/hour rate*
Whole Unit Paint	actual invoice cost*
Extra Painting per Room	actual invoice cost*
Smoke Damage & Odor Elimination	actual invoice cost*
Pet Treatment	actual invoice cost*

**If management team provides the repair/replacement, the cost is billed at \$30/hour rate.*

REPLACEMENT CHARGES

All replacement costs will be charged based on the cost of actual replacement. Carpet is pro-rated based on seven (7) years and vinyl is pro-rated based on twelve (12) years. Additional paint charges, carpet stains, resurface of tubs or countertops will be charged based on actual cost. Damages to garages will vary and be based on actual replacement/repair costs. Hourly rates listed do not include any additional cost for materials.

Any replacement/repair not on this list will be priced at the time of service. Prices are subject to change in accordance with the change procedure given in the section on Community Policies Enforcement. Excessive damage may alter above prices.

NOTHING HEREIN WILL BE CONSTRUED AS A LIMITATION ON MANAGEMENT'S RIGHT TO PURSUE RESIDENT FOR DAMAGES NOT SPECIFICALLY LISTED HEREIN.