

## TENANT MAINTENANCE CHARGES

The following maintenance charges will be applied when damage is caused by the tenant, their children, or guests and resulting in repair or replacement. Some charges are a flat fee, and some are labor and material. Management reserves the right to adjust any charges to reflect accurate, actual expenses.

ITEM	CHARGE +time	ITEM	CHARGE +time
<b>Bathroom</b>		<b>Miscellaneous</b>	
Door - replace (pre-finished)	Minimum \$200.00	Blinds - repair	\$65.00
Fan - replace	\$80.00	Blinds - replace	Time & Materials
Heater knob	\$15.00	Carpet cleaning - 1 bedroom	Actual Cost
Light globe	\$25.00	Carpet cleaning - 2 bedroom	Actual Cost
Medicine cabinet	Time & Materials	Carpet cleaning - 3 bedroom	Actual Cost
Medicine cabinet shelves	\$30.00	Carpet cleaning - houses / townhouses	Actual Cost
Mirror	\$20.00+	Carpet - replace	Time & Materials
Sink stopper pop-up	\$15.00	Carpet stain - small(minimum)	\$40.00
Tile replacement	Time & Materials	Carpet stain - large (minimum)	\$60.00
Toilet paper roller	\$15.00	Cigarette burn – carpet/vinyl (minimum)	\$25.00 each
Toilet tank cover (lid)	\$30.00+	Cleaning	\$55.00 per hour
Toilet tank lever	\$20.00	Door - interior (pre-finished) (minimum)	\$225.00
Toilet - unplug	Time & Materials	Door - main entry apartment	Time & Materials
Toilet - unplug (after hours)	Overtime & Materials	Door chain lock - install	\$25.00
Toilet seat	\$40.00+	Door peep holes - install	\$20.00
Towel bar	\$25.00	Doorstop	\$18.00
Tub spout	\$30.00	Electrical outlet	\$15.00
Tub stopper	\$35.00	Electrical outlet cover plate	\$12.00
Vinyl	Time & Materials	Lawn damage - repair (minimum)	\$150.00
		Light bulb	\$15.00
		Light switch	\$15.00
<b>Bedroom</b>		Light switch cover plate	\$15.00
Closet door - metal	Time & Materials	Labor - per hour	\$65.00
Closet door handles	\$15.00	Lock - replace mailbox (keys not returned)	\$35.00
Closet door track	\$25.00	Lock - replace entry door (keys not returned)	\$65.00
Closet shelves - repair	Time & Materials	Screen - repair	\$25.00
Closet shelves - replace	Time & materials	Screen - replace	\$60.00
Light globe	\$25.00	Smoke detectors	Time & Materials
		Telephone jack	\$25.00
Midco Modem	\$150.00	Thermostat / heater knob	\$15.00+
Midco Cable Box	\$130.00	Traverse rod - repair	\$15.00
Midco Remote	\$50.00	Traverse rod - medium (up to 96")	\$30.00
		Traverse rod - large (greater than 96")	\$35.00
		TV cable cover plate	\$15.00
		Windows	Time & Materials

ITEM	CHARGE +time	ITEM	CHARGE +time
<b>Locks</b>		<b>Kitchen</b>	
Key - duplicate (tenant picks up at office)	\$ 5.00+	Aerator	\$20.00
Key - duplicate (tech. delivers to tenant)	\$65.00	Dishwasher Racks	Time & Materials
Replace entry door lock	\$65.00	Cabinet	Time & Materials
Replace mailbox lock	\$35.00	Counter end caps	\$50.00
Replace lock (after hours)	\$100.00	Cupboard handles	Time & Materials
		Cabinet hinges	Time & Materials
Tenant locked out (Contact Locksmith)	Actual cost	Drawer fronts	Time & Materials
		Fan - replace	\$50.00
<b>Living/Dining Room</b>		Faucet - replace	\$150.00
Air conditioner cover (inside)	\$75.00	Freezer door	Time & Materials
Air conditioner insulation	\$10.00	Garbage disposal	\$150.00
Air conditioner (missing/ damaged)	\$800.00	Garbage disposal splash guard	\$ 25.00
		Light fixture - complete	\$100.00
		Light globe	\$25.00
		Oven door hinges	Time & Materials
		Oven racks	\$30.00
		Refrigerator rack/shelf	Time & Materials
		Sink basket/strainer	\$ 15.00
		Stove drip pan - small	\$ 15.00
		Stove drip pan - large	\$ 25.00
		Stove drip pan ring - small	\$ 15.00
		Stove drip pan ring - large	\$ 25.00
		Stove drip bowl - small (1 piece)	\$ 15.00
		Stove drip bowl - large (1 piece)	\$ 25.00
		Stove knobs	\$20.00
		Stove range elements - small	\$75.00
		Stove range elements - large	\$100.00
		Vegetable bin	Time & Materials
		Vegetable bin shelf	\$95.00

**NOTE #1:** Labor charge per hour is \$65.00. Minimum labor charge of one hour.

**NOTE #2:** Interior paint is considered to have a 5-year life span. If a unit must be repainted before it has reached the 5-year life span, the cost to repaint the apartment will be prorated accordingly and charged back to the tenant. If the apartment must be painted because of physical or smoke damage (smokers, candle users), the cost to repair and repaint the apartment will be charged back to the tenant at 100%. This cost is anywhere from \$100 to \$1,200+.

**NOTE #3:** It is a violation of the Grand Forks City Code Section 12-0705 to destroy, tamper, remove or prohibit the proper function of a smoke detector in any way. We take the operations of smoke detectors very seriously and for the safety and wellbeing of you, your family, and neighbors, we hope you will as well. Please note that it is also a violation of your lease to remove your smoke detector and could lead to eviction.