

Security Deposit Charges

“Reasonably undamaged” to us means that items which we have supplied should not be missing or broken (including correct wattage light bulbs); that there should be no new burns, cracks, chips, or holes in the dwelling or its furnishings; and that the paint on the walls should be sufficient to last at least four years from the time they were last painted. Please do not remove anything that you have attached to the walls or ceiling without talking to us first, and please try to avoid nicking the paint in the halls and doorways as you move things out. Please don’t spackle or try to repair holes in the wall; it often costs more to fix a poorly done repair than it does to actually repair it correctly the first time.

Floors

Pro carpet cleaning	0.10/sq. ft
Repair torn carpet	125.00
Replace carpet (per square foot)	4.75
Repair hdwd floor (per square foot)	4.00
Refinish hdwd floor (per square foot)	3.75
Repair linoleum	45.00
Replace linoleum(per square foot)	3.00
Repair floor tile (per tile)	30.00

Walls

Remove mildew and treat surface	100.00
Cover crayon, pen, or marker marks	35.00
Repair holes (per hole)	65.00
Remove wallpaper(per square foot)	0.50
Repaint (per square foot)	3.00

Doors

Repair hole in hollow-core door	45.00
Repair forced door damage	125.00
Replace door (inside)	175.00
Replace door (front)	435.00
Replace sliding glass door	565.00
Re-screen sliding door screen	45.00
Replace sliding door screen	110.00
Bi-fold closet door (per door)	65.00

Windows & Window Coverings

Replace window pane (sgl)	75.00
Replace window pane (dbl)	250.00
Replace Sliding door blind	75.00
Replace window blinds/shades(each)	30.00
Replace drapery rod	25.00
Replace drapery (sill length)	75.00
Replace drapery (floor length)	150.00
Re-screen window screen	25.00
Replace window screen	55.00

Electrical

Replace light bulb	4.50
Replace light fixture globe	15.00

Replace light fixture	75.00
Replace electrical outlet/switch	30.00
Replace electrical cover plate	1.50

Plumbing

Replace kitchen faucet	175.00
Replace sink strainer	10.00
Replace bathroom faucet	145.00
Replace faucet handle	35.00
Replace faucet aerator	10.00
Replace shower head	12.00
Replace toilet tank lid	45.00
Replace toilet	215.00

Locks

Replace key (door or mailbox)	10.00
Replace passage door lock	25.00
Replace deadbolt lock	35.00
Replace mailbox lock	25.00

Miscellaneous

Replace refrigerator shelf/drawer	75.00
Paint refrigerator	75.00
Replace stove/oven knob	20.00
Replace burner pans	6.50/ea
Repair ceramic tile	85.00
Repair countertop	65.00
Replace countertop	45.00/ft
Replace medicine cabinet	175.00
Replace towel bar	35.00
Replace shower curtain rod	15.00
Repair porcelain	135.00
Replace thermostat	75.00
Recharge fire extinguisher	20.00
Replace fire extinguisher	80.00
Fumigate for fleas	225.00
Remove junk & debris	135.00/minimum
Replace toilet seat	25.00
Fog for odor	45.00/room