Charges for Damages

At the end of your lease term, Owner, expects that its property will be returned in the same condition as it was when you first took occupancy of it. Property Owner maintains detailed records and photographs of each property. Any changes to the property that occur during your lease term will be charged against your security deposit in accordance with the chart below.

Immediate Administrative Fee:		$35 + 5% of Total Damages	
REPAIR	**FEE**	**REPAIR**	**FEE**
Heavy Cleaning, per room*	$50	Cabinet door, small△	$95
Light Cleaning, per room*	$35	Cabinet door, large△	$110
Cleaning, bathroom or kitchen*	$85	Replace Broken Window	$325
Paint, per wall*	$80	Bathroom fixture or similar	$35
Paint, per room*	$300	Appliance Replacement, per item	$450
Wall Repair, per hole, small†	$35	Bathroom faucet	$100
Wall Repair, per hole, large†	$50	Bed or part thereof missing or irreparable	$175
Wall Repair, 3+ holes/scars†	$100	Door Frame Replacement	$100
Tiny hole repair (tack holes only), 3+ holes, up to entire room†	$50	Interior Door Repair/Replacement	$235
Wall Replaced†	$250	Exterior Door Repair/Replacement	$570
Above damages, applied to ceiling†	+20 %	Missing/Damaged Smoke Detector	$55
Ceiling tile	$15	Refill Discharged Fire Extinguisher	$95
Carpet Cleaning, per room*	$75	Replace Missing Fire Extinguisher	$95
Carpet Replacement, per room*	$425	Replace Missing Keys—per Key	$25
Refrigerator Cleaning	$50	Remaster Key Tumbler	$115
		Misc. Repair Cost of Labor & Materials	

* A "room" is any space of up to 200 square feet of floor with eight-foot-high ceilings; charges will be adjusted proportionately to reflect actual dimensions.
† Repair work only; Does not include paint.
△ Cabinet door charge can increase dramatically if style of cabinet is no longer manufactured and/or entire cabinet replacement is necessary.

Initials: ____ _____ _____   ____ ____ ____ ____ ____