



WEBSTER APARTMENTS LLC

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Apartment Cleaning & Damage Charges Rates Current As of: *January 1, 2018*

Each apartment has been professionally cleaned and inspected prior to each tenant moving in. Any apartment that is not clean will be charged the following:

- **Apartment Cleaning charges are billed at the rate of \$ 30.00/hour.**
- **Minimum Trip Charge to meet service personnel is \$ 75.00 each occurrence.**

Apartment Damage Charges

This is a list of the most common charges encountered when tenants move out and leave the premises in need of repair. Please note that these charges are estimates, is not an all-inclusive list; you can be charged for the replacement of items that are not on the list. 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 replacement cost of the item, plus labor and trip service charges.

Replacement Charges: Labor Not Included.

Minimum Labor Charge Rate of \$45.00/hour will be added to cost of items.

Kitchen		Miscellaneous Items	
Cabinet Door	\$ 100.00	Unit Entry Interior Solid Core Door	\$ 375.00
Ice Cube Trays (each)	\$ 10.00	Fix Patio Door Screen	\$ 95.00
Broiler Pan	\$ 30.00	Bi-fold door (each)	\$ 100.00
Cabinet Hardware (each)	\$ 10.00	Bi Fold Handle	\$ 25.00
Drip Pans (each)	\$ 10.00	Hollow Core Doors (each)	\$ 125.00
		Passage or Privacy Door Lever (each)	\$ 50.00
Bathroom		Schlage Door Lock	\$ 200.00
Towel Bar (small)	\$ 20.00	Repair Window Screen (each)	\$ 75.00
Towel Bar (large)	\$ 35.00	Acoustical Ceiling Tile (each)	\$ 20.00
Traverse Rod	\$ 25.00	Replace Air Conditioner Remote	\$ 150.00
Light Fixtures	\$ 75.00	Replace AC Remote Batteries	\$ 10.00
Toilet Paper Holder	\$ 25.00	Wallpaper Removal (per wall)	\$ 350.00
Electrical		Garage	
Light Bulb (each)	\$ 9.00	Garage Door Remote	\$ 75.00
Fluorescent Light Bulb (each)	\$ 15.00	Garage Door Opener	\$ 300.00
Tampered/Inoperative Smoke Detector	\$ 50.00	Garage Door Panel (each)	\$ 350.00
Receptacle or Light Switch (each)	\$ 15.00		
GFCI Outlet (each)	\$ 30.00	Flooring	
Replace electrical cover plate	\$ 10.00	Carpet Repair (each)	\$ 250.00
Cable Jack (each)	\$ 25.00	Torn Linoleum (each tear)	\$ 250.00
Telephone Jack (each)	\$ 25.00	Dented Linoleum (each dent)	\$ 125.00

Patios/Wood Decks		Walls	
Remove Snow from Patio or Deck	\$ 25.00	Paper torn from drywall (each)	\$ 75.00
		Any nail hole greater than 1/8" (each)	\$ 5.00
		Molly Bolt or Screws in wall (each)	\$ 50.00

Miscellaneous Cleaning & Damage Charges if Applicable:

- Remove Oil Stains from Parking Lot or Garage Slab \$ 45.00 per hour + Materials
- Clean Air Conditioner Interior Coils if dirty \$ 100.00 + Trip Charge(s)
- Household Trash Removal/bag \$ 25.00
- Furniture Removal \$ 150.00/item
- Electronic Appliance Removal \$ 100.00/item
- Carpet Stains shall be charged at Cost to Clean plus Trip Charges if stain can be removed.
- Carpet Stains that cannot be removed shall be charged cost to replace carpet.
- Cracked or Damaged Ceramic Tile(s) if unable to find exact matching tile to existing wall tile or floor tile, Lessee will be charged Labor \$ 75.00/hour + Cost of Materials to retiling entire wall tiles or floor tiles + Trip Charges
- Any Broken or Missing Light Fixture globe(s) shall require full set of new globes if unable to match the broken globe.
- Light bulbs are furnished at the time of occupancy. Thereafter, tenants will replace all bulbs at Tenant's expense*. At checkout, Tenants are responsible for all bulbs to be same wattage and style as originally provided and to be working. No mismatched bulbs are permitted.
- Painting is on a seven-year schedule and shall be pro-rated based on that schedule.
- Drywall Patches that do not match existing painting surface will require painting of entire wall surface and Lessee agrees to pay for those charges. **Please do not patch any drywall.**

* Effective January 1, 2018 Any burned out or missing light bulbs will be replaced with LED light bulbs. CFL light bulbs are strongly discouraged as they contain hazardous materials and need to be disposed of properly.

ALL RATES MAY BE UPDATED YEARLY, AND LESSEE AGREES TO BE CHARGED CURRENT RATES AT THE END OF THE LEASE AGREEMENT.