PRICE LIST FOR DAMAGES

Resident: _____ **Property:** _____

Date Moved In: _____ **Date Moved Out:** _____
Date Notice Given: _____ **Date Lease Expires/Expired:** _____
Early Termination Fee: Y/N $_____ **Evicted: Y/N** _____
Inspected By: _____ **Date:** _____

Kitchen			
Housekeeping	Is the unit cleaned to the same degree as time of move in?	Yes	No
	If NO, then price is based on hours to clean at $30/hour:	**Cost**	**Charges**
	Fair - Light Wipe of Surfaces, Sweep, & Mop ONLY	$ 60.00	
	Average - Wiping Out Cabinets, Average Appliance Cleaning	$ 90.00	
	Poor - Deep Cleaning Needed/Difficult Stains	$ 150.00	
Items to replace due to breakage, absence, or damage.	Fire Extinguisher Missing	$ 75.00	
	Drain Stoppers	$ 20.00	
	Faucet Damaged	$ 100.00	
	New Stove Drip Pans Needed	$ 40.00	
	Fridge Drawers/Parts	$ 60.00	
	Range Hood Filter	$ 25.00	
	Other (At Cost)		
Bathroom(s)		Total:	
Housekeeping	Is the room cleaned to the same degree of as time of move in?	Yes	No
	If NO, then price is based on hours to clean at $30/hour:	**Cost**	**Charges**
	Fair - Light Wipe of Surfaces, Sweep, & Mop ONLY	$ 60.00	
	Average - Wiping Out Cabinets, Light Soap Scum/Stains Present	$ 90.00	
	Poor - Deep Cleaning Needed/Difficult Stains	$ 150.00	
Items to replace due to breakage, absence, or damage.	Sink or Tub Faucet Damaged	$ 100.00	
	Drain Stoppers	$ 25.00	
	Mirror	$ 100.00	
	Toilet Seat/Lid	$ 50.00	
	Toilet (entire toilet)	$ 165.00	
	Toilet Paper Holder	$ 30.00	
	Towel Bar	$ 40.00	
	Shower Head	$ 50.00	
	Shower Curtain Rod	$ 40.00	
Living Room/Bathroom/Dining/Hall(s) etc		Total:	
Housekeeping	Is the room cleaned to the same degree of as time of move in?	Yes	No
	If NO, then price is based on hours to clean at $30/hour:	**Cost**	**Charges**
	Fair - Light Wipe of Surfaces, Sweep, & Mop ONLY	$ 60.00	
	Average - Cleaning Air Vents, Baseboards, Wiping Down Doors/Walls	$ 90.00	
	Poor - Deep Cleaning Needed (Add $75 if Carpet Cleaning Needed)	$ 150.00	
Items to replace due to breakage, absence, or damage.	Trash Removal ($100 minimum)	At Cost	
	Mini-Blinds (standard size) (double window $70) (vertical blinds $85)	$ 50.00	
	Smoke Detector	$ 50.00	
	Smoke Detector Battery (each)	$ 10.00	
	Air Filter Missing	$ 25.00	
	Light Bulbs (each)	$ 15.00	
	Interior Light Fixture (ceiling fan $165)	$ 80.00	
	Door Stoppers (each)	$ 5.00	
	Keys Replached (each)	$ 10.00	
	Lock Replacement (no keys turned in)	$ 75.00	
		Total:	

Additional Cleaning Damages/Charges			
Additional Cleaning	Additonal Labor Required to Clean (Per Hour)	$ 75.00	
General Pest Control	Active infestation due to tenant(s)	$ 125.00	
Flea Treatment	Active infestation due to tenant(s)/pets(s)	$ 175.00	
Deodorize Treatment	Pet, cooking odors, cigarette smoke	$ 100.00	
Appliances		Total:	
Either No Longer Functional or Cannot Be Cleaned to Management Satisfaction. Requires Full Replacement.	Fridge ($800 minimum)	At Cost	
	Stove ($650 minimum)	At Cost	
	Vent Hood ($100 minimum)	At Cost	
	Dishwasher ($350 minimum)	At Cost	
	Microwave ($250 minimum)	At Cost	
Miscellaneous Damages		Total:	
Countertops Replacement	Damaged & Needs Total Replacement	$ 400.00	
Countertops Resurfacing	Discoloration that requires resurfacing (per room)	$ 125.00	
Bathtub Replacement	Damaged & Needs Replacement	$ 1,500.00	
Bathtub Resurfacing	Discoloration that requires resurfacing (per tub)	$ 195.00	
Sink Replacement	Damaged, Rusted, or Discolored	$ 150.00	
Cabinet Pulls/Hinges	Damaged or Missing (each)	$ 5.00	
Cabinet Door/Drawers	Damaged and/or unable to open and close properly (each)	$ 45.00	
Cabinet Base Replacement	Damaged cabinet base in need of major repair or replacement (each)	$ 175.00	
Wall Plates	Electric sockets, Light switches, cable plates (per fixture)	$ 10.00	
Fireplace	Must be cleaned and free of ashes and was (if applicable)	$ 60.00	
Wall and Ceiling Repairs		Total:	
Sheetrock	Door Knob Size hole	$ 75.00	
	Larger hole- 1 square foot	$ 150.00	
	Each Additional Square Foot	$ 50.00	
Wall Paint	Additional coat of paint to cover color/stains (per room)	$ 150.00	
Holes Repaired	Picture hooks, toggle bolts, etc (per hole)	$ 5.00	
Ceiling Paint	Ceiling Paint (due to stains/yellowing/cigarette smoke) (per room)	$ 150.00	
Floors		Total:	
Professional Carpet Cleaning	Require professional carpet cleaner to deep clean (per room)	$ 100.00	
Professional Ceramic Cleaning	Reequires professional steamer to remove discoloring in tile & grout	$ 175.00	
Additonal Stain Treatment	Per stain	$ 50.00	
Patch Ceramic Tile	Repairs to broke or chipped tiles ($40 each tile replaced)	$ 40.00	
Patch Vinyl	Repair Patch (minimum $75)	At Cost	
Patch Carpet	Patch per square foot (minimum $50)	At Cost	
Total Replacement (Age of Flooring)	1-2 years	100% of replacement cost	
	3-4 years	75% of replacement cost	
	5-6 years	50% of replacement cost	
Doors and Windows		Total:	
Bi-Fold Doors	Replacement per panel	$ 150.00	
Interior Doors	Doors and Frame (wood) replacement	$ 175.00	
Exterior Doors	Doors and Frame (wood) replacement	$ 450.00	
Windows	Single Paned-broken or cracked	$ 150.00	
	Double Insulated-broken or cracked	$ 250.00	
Sliding Glass Door	Replacement of door and tracking	$ 950.00	
Exterior		Total:	
Exterior Light Fixture	Broken/Damaged (each)	$ 85.00	
Window/Door Screens	Torn or damaged screens (minimum $50)	At Cost	
Additional (Material Cost + Labor $75 Hourly)		Total:	