

MAINTENANCE SERVICE CHARGE SCHEDULE

The charges below are to be assessed only for repair of damages to property caused by a resident, a member of a resident's household, or guests, which are beyond normal wear and tear.

SERVICE		FEES
AFTER HOURS / WEEK-END FEE		10.00
LOCK-OUT SERVICE AND TRASH REMOVAL		
1.	LOCK SERVICE (OPEN DOOR) First Lock Out within 12 months 8 a.m. – 4 p.m. Monday – Friday	15.00
2	LOCK SERVICE (OPEN DOOR) Second or More Lock Outs within 12 months 8 a.m. – 4 p.m. Monday – Friday	39.00
3.	LOCK SERVICE (OPEN DOOR) First Lock Out within 12 months. 4:30 p.m.– 8 a.m. Monday – Friday and Weekends	11.00
4.	LOCK SERVICE (OPEN DOOR) Second or More Lock Outs within 12 months 4:30 p.m.– 8 a.m. Monday – Friday and Weekends	55.00
5.	REMOVE IMPROPERLY DISPOSED OF TRASH OR GARBAGE. * \$120 / hour for two (2) workers, truck and dump fees, plus appliances disposal @ \$25. each.	132.00 / hr.* to the nearest ½ hour.
PLUMBING		
1.	Unstop toilet (Auger/plunger only)	39.00
2.	Unstop toilet (take up & reinstall)	55.00
3.	Replace complete toilet	220.00
4.	Replace toilet bowl only	165.00
5.	Replace toilet tank only	110.00
6.	Replace toilet seat	44.00
7.	Replace toilet tank top	44.00
8.	Repair toilet tank lever	39.00
9.	Unstop sink/tub/basin	39.00
10.	Replace stopper – sink/tub/shower	39.00
11.	Replace pop-up stopper – sink/tub	39.00
12.	Replace basket strainer	39.00
13.	Replace faucet aerator	39.00

14.	Emergency plumbing service (vendor)	
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MISCELLANEOUS		
1.	Replace glass pane in door or window	55.00
2.	Replace window hinge/lock	39.00
3.	Replace screen in frame	39.00
4.	Replace window shades	39.00
	Replace patio blinds Replace mini blinds	
	56 ½ X 46	50.00
	72 ½ X 46	55.00
	60 X 54	61.00
5.	Replace cabinet drawer	66.00
6.	Replace cabinet door	66.00
7.	Re-hang cabinet door	39.00
8.	Replace cabinet handle / latch / hinge	39.00
9.	Replace medicine cabinet	176.00
10.	Replace fixed bathroom mirror	99.00
11.	Replace towel bar	39.00
12.	Replace toilet paper holder – complete	39.00
13.	Replace toilet paper roller	39.00
14.	Replace curtain rod	39.00
15.	Repair/replace linoleum	39.00+ 2/sq. ft.
15a.	Replace section of wall or ceiling	39.00
		+ \$2/sq. ft.
15b	Replace section of floor	39.00
.		+\$5/sq. ft.
ELECTRICAL		
1.	Replace light fixture	50.00
2.	Replace light globe	66.00
3.	Replace fuse / reset breaker switch	39.00
4.	Replace/repair outlet or switch	39.00
5.	Replace smoke detector	44.00
	Replace smoke detector battery (per battery)	11.00

DOORS AND LOCKS		
1.	Replace exterior door	275.00
2.	Replace interior door	220.00
3.	Replace sliding closet door	143.00
4.	Replace guides and tracks of sliding closet door	99.00
5.	Re-hang sliding closet door	39.00
6.	Repair/replace door hinge	39.00
7.	Replace deadbolt lock	55.00
8.	Replace entrance lock	55.00
9.	Replace passage lock – door knob	44.00
10.	Repair door lock	39.00
11.	Make keys	17.00
12.	Vendor lock repair/replacement	Actual Cost
13.	Install metal plate	39.00
14.	Replace mailbox lock	39.00
15.	Replace screen door	110.00
16.	Replace glass only in sliding patio 46"x76"	187.00
	Replace glass only in sliding patio 34" x 76"	165.00
17.	Replace sliding patio door (fixed or sliding panel) all sizes	330.00
18.	Replace patio screen door 48"	66.00
	Replace patio screen door 36"	66.00
19.	Replace patio door lock	39.00

RANGE		
1.	Replace oven baking element – electric	77.00
2.	Replace broiler element – electric	77.00
3.	Replace top burner element – 8” electric	77.00
4.	Replace top burner element – 6” electric	44.00
ELECTRICAL		
1.	Replace light fixture	50.00
2.	Replace light globe	66.00
3.	Replace fuse / reset breaker switch	39.00
4.	Replace/repair outlet or switch	39.00
5.	Replace smoke detector	44.00
	Replace smoke detector battery (per battery)	11.00

***\$132.00 \$ / hour for two (2) workers, truck and dump fees, plus appliances disposal @ \$25 each.**

