

MAINTENANCE CHARGE LIST

CHARGES

Residents are responsible for the cost of all actual damage to their unit that is beyond normal wear and tear. All charges are subject to change according to what ESLHA actually pays for supplies and materials. All charges for damages and repairs not listed as a standard charge will be charged to the resident based on the actual cost of the materials used plus \$40.00/hour for labor, with a minimum service fee of \$20.00.

MOVE-OUT CHARGES

When vacating a unit, residents will be liable for the cost of damage or repairs, except for normal wear and tear and those items indicated at the time of the move-in inspection.

NON-EMERGENCY CHARGES

In the event that an afterhour emergency maintenance request is made and it's proved not to be an emergency situation, resident will be charged a fee of \$50.00.

Emergencies include but are not limited to gas leak, fire, electrical power failure, passenger stuck in elevator, sewer back-up and stoppage that cause flooding, stoppage in units with one bathroom, no heat during the winter months and no air conditioning during summer months.

EXCESS UTILITY CHARGES (Surcharges)

Residents are required to pay reasonable charges for utility consumption for major appliances not furnished by the ESLHA (e.g. freezer, air conditioner). Residents are responsible for providing management with written notice of the installation or removal of major appliances. Below are the excess utility charges:

Freezer	\$5.00
Dishwasher	\$5.00
Automatic Washer	\$5.00
Electric Dryer	\$7.00
Air Conditioners	\$10.00 per unit (not to exceed 2) payable for the months of June through September

INSTALLATION/REMOVAL OF AIR CONDITIONERS

Installation/removal (non-elderly/non-disabled resident)	\$30.00
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CLEANING

Bulk out unit at time of move-out	\$ 65.00
Stove	\$ 65.00
Refrigerator	\$ 65.00
Yard cleanup	\$ 30.00 per day

EQUIPMENT/APPLIANCES (Replacement or Repair)

Stove

- Gas \$332.00
- Electric \$328.00
- ADA Electric \$389.00
- ADA Gas \$460.00
- Parts \$10-\$75

Refrigerator

- ADA \$459.00
- Parts \$480.00
- Parts \$7-\$75

Smoke Detectors

- Battery \$ 12.00
- Electric \$ 20.00
- Photoelectric \$ 115.00
- Batteries \$ 2.00

Carbon Monoxide

- Battery \$ 20.00
- Electric \$ 40.00

PLUMBING AND EQUIPMENT

- Toilet stoppage/replacement \$50-\$150
- Sink stoppage/replacement \$50-\$150
- Toilet seats
 - Elongated \$ 17.00
 - Regular \$ 11.00
- Stopper \$ 1.00 ea.
- Kitchen sink basket strainer \$ 5.00
- Faucet Replacement \$ 60-150
- Bathroom Towel Bar \$ 10.00 ea.
- Tissue holder \$ 5.00
- Soap Dish \$ 5.00
- Brush holder \$ 5.00
- Medicine cabinet \$ 65.00
- Shelf \$ 5.00 ea.
- Dryer Vent Hose \$ 15.00

- Clamps for hose \$ 2.00 ea.

DOORS

- Interior replacement \$130.00
- Replacement with frame \$200.00
- -Repairs \$20-100
- Exterior replacement \$400.00
- -Repairs \$35-100
- Bi-fold \$300.00
- Entry with frame \$250-400
- Storm \$300.00
- -Repairs \$ 25-85
- Mail Slots \$ 12-20

WINDOWS

- Single Pane actual cost
- Double Pane actual cost
- Stationary actual cost

LOCKS/SECURITY

- Complete Lockset \$ 75.00
- Lockset/High-rise \$350.00
- Core change only \$ 35.00
- Key duplication \$ 7.00
- Lock repair \$ 25.00
- ID replacement \$ 5.00
- Not returning ID at move-out \$ 25.00
- Key card replacement \$ 15.00

ESLHA will only provide lockout service during regular business hours at a charge of \$20.00 per occurrence. Lockouts are not an emergency, and no after hour service is provided.

FLOORS/WALLS

- Square tile replacement \$ 1.50 per sq. ft.
- Cove Base \$ 1.00 per LN Ft.
- Repair Drywall \$ 30.00 per sq. ft.

MISCELLANOUS

- Thermostat replacement \$ 38.00
- Digital Thermostat \$150.00
(Labor not included)

- Outlet cover \$ 1.00 ea.
- Switch plate \$ 1.00 ea.
- Window Brackets \$ 2.00 pr.
- Drawer replacement \$ 20.00-\$40.00
- Light Fixture replacement \$ 15.00-25.00
- Window Screen Insert \$ 15.00
- Screen frame replacement \$ 25.00 ea.
- Security screen insert \$150.00 ea.

ADMINISTRATIVE

- Late Charge **\$ 25.00**
- Court Cost Varies between \$45.00-100.00
- Set out fee (furniture removal) Varies between \$195.00-\$595.00
- Sheriff fee Varies between \$50.00-\$100.00
- 48 Hour Writ of Execution Varies between \$50.00-\$100.00
- Attorney fee for move-outs: Varies between \$100.00-\$200.00

Resident Signature

Date

Management Signature

Date