

TENANT REPAIR PRICING LIST

Tenants please be aware that the technician is only authorized to provide service based on the Repair Request Work Order you have made. If you have other items to be repaired a new Work Order must be created and approved by the Owner. Please call 305.400.4842 ext. 1 to schedule.

If a maintenance appointment is scheduled and you (or your representative) are not at the property at the agreed time you will be charged a \$35.00 trip fee to reschedule.

As outlined in your Lease and Rules/Regulations, Tenants are responsible for repairs under \$100. In addition, any damage to your rental unit or the premises, except for normal wear, caused by you or your invitees will be corrected, repaired, or replaced by our maintenance team at your expense.

Tenants must inspect their smoke detector at least once a month to determine if it is working properly and notify us of any deficiency. **Smoke detectors must be working at all times. It is a violation of your lease to remove smoke detector batteries or not to inform management when smoke detectors are not working properly.** In addition, you must change the air conditioning/heating filter every two months.)

The LESSEE (TENANT) hereby agrees to pay the following charges to the LESSOR if subject property is damaged as follows:

1. Plumbing
 - Unstopping commodes - \$150
 - Plumbing repairs - A trip charge \$105, plus parts and \$65 per hour (Damages or repair caused by the stopping of waste pipes or overflow from bath tubs, commodes, washbasins or sinks.)
 - Failure to report a water leak and/or a running toilet is \$200 per incident
2. Change filter
 - Filter change - \$45
 - AC repair due to not changing filter - A trip charge \$105, plus parts and \$65 per hour
3. Smoke Alarm
 - Change batteries - \$45
4. Locks
 - Rekeying/changing door lock - \$120
 - Change of mailbox locks - \$40
 - Lost key unlocking of unit - \$150 during office hours, after office hours - \$150
5. Replace broken windows
 - Trip charge - \$85
 - Replace window pane - \$25 each
 - Replace window screen - \$50 each
6. Repaint walls and trim - \$350 per room
7. Holes in the sheetrock
 - Trip charge -\$150
 - Per hole - \$50
 - Repaint - \$100
8. Interior doors
 - Damaged or re-hang - \$150
 - Re-stained - \$100
9. Remove cars or trucks from yard operable/non-operable - \$85 each
10. Remove infestation of roaches or bugs caused by tenant - \$200
11. Failure to report a pet - \$500 (Even if the pet is not yours.)

Tenant Signature

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