

Student Damage/Repair and Service Minimum Charges Addendum

The Student, intending to be legally bound, agrees that this Charge List shall be part of the lease:

Unpaid Utility Bills	Cost of Bill + \$25.00 Service Charge
Lock out fee between 9am and 5pm	\$35.00
Lock out fee after 5pm and on weekends or holidays	\$75.00
Discharged Fire Extinguisher	\$75.00
Replacement of Fire Extinguisher	\$125.00
Missing smoke detector	\$45.00
Replace mini blind	\$35.00 1 st blind, \$10 for each additional blind replaced
Replace lost key	\$25.00
Re-keying apartment (non-return of keys)	\$100.00 per door
Emergency Re-key of apartment	\$150.00 per door
Trash clean up	\$35.00 per bag
Furniture removal	\$75.00 per item
Repair Broken Window Sash	\$100.00
Broken Window replacement	\$245.00
Damaged Window Screen	\$35.00
Heavy Cleaning	\$175.00 for 2 bed apartment, plus \$55.00 for each additional bedroom
Light Cleaning	\$120.00 for 2 bed apartment, plus \$30.00 for each additional bedroom
Paint	\$110.00 per room
Wall Repair	\$55.00 for first hole, \$25.00 for each additional hole
Carpet Cleaning	\$25.00 per room
Carpet Replacement	\$175.00 per room
Appliance Replacement	\$450.00 per appliance
Interior Door Replacement	\$225.00 per door/frame
Exterior Dorr Replacement	\$375.00 per door/frame
Illegal Pets found on Premises	\$395.00 per occurrence
Noise Violation	\$200.00 per incident
Disruptive Conduct Citation	\$200.00 per incident

You will be billed for damage that occurs during the semester. You are expected to pay the bill within 2 days of receipt.

Our goal is to be as fair as possible with damage charges. We do not charge for routine maintenance. For example, if your light bulb burns out, or the sink leaks, we will replace/repair it at no charge to you. However if you have a party and someone throws a beer bottle through the front window, we will replace it and send you a bill.

Please remember you are responsible for your conduct and the conduct of your guests while living in our property.

Student Initials _____

