

Cox Real Estate

Management Company

It is our goal to return 100% of your security deposit when you move out. However, that is not up to us, rather it is up to you. In your lease you agreed to surrender possession of your home back to us in as good condition as the you got it, less reasonable wear and tear, and reimburse us for any repairs or maintenance that may be necessary.

To help you get 100% back of your security deposit, here are the costs of repairs, maintenance, and cleaning that you can expect to be charged if you do not return the property back to us in the same condition you got it from us in.

Except for normal wear and tear, the following specific deductions or damages might be charged against Tenant for any damages to the Dwelling Unit or the Premises:

Excessive or abnormal repairs of holes caused by nails or hanging lamps: \$35.00. Comments: Charges billed at \$39.50 per half hour labor (minimum charge \$39.50) and materials at cost plus premium to cover overhead depending on the item.

CLEANING (if not done by you before you move-out)

Kitchen

- Clean Kitchen (normal cleaning) - \$250
- Clean Kitchen (deep cleaning) - \$350
- Oven & Stove (inside, outside, underneath) - \$75.00
- Drip Pan Replacement - \$35
- Refrigerator (inside, outside, underneath) - \$75.00
- Dishwasher (inside, outside) - \$75.00
- Microwave (inside, outside, underneath) - \$25.00
- Cabinets (wash inside/outside) - \$200.00
- Countertops - \$25.00
- Sweep & Mop Floors - \$25.00
- Dust and Wash Trim - \$15.00
- Wipe Down Walls - \$25.00

Living Room, Dining Room, Office, Recreation Room

- Normal Cleaning - \$150.00
- Deep Cleaning - \$250.00
- Sweep, Vacuum & Mop Floors \$75.00
- Dust and Wash Trim - \$25.00
- Wipe Down Walls - \$25.00

Bathroom

- Normal Cleaning - \$100.00
- Deep Cleaning - \$200.00
- Bathtub/ Shower - \$50.00
- Sink - \$25.00
- Toilet - \$25.00
- Sweep, Vacuum & Mop Floors - \$25.00
- Dust and Wash Trim - \$25.00
- Wipe Down Walls - \$25.00

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- Wipe Down Fixtures - \$15.00
- Replace curtain rod or towel bar - \$100.00

Bedroom

- Normal Cleaning - \$100.00
- Deep Cleaning - \$200.00
- Sweep, Vacuum & Mop Floors - \$50.00
- Dust and Wash Trim - \$25.00
- Wipe Down Walls \$25.00

General, Damages, Repairs, and Disposal

- Repair Drywall
 - 6" by 6" - \$75.00
 - 12" by 12" - \$150.00
- Wash Light Fixture (each) - \$15.00
- Replace Interior Door - \$197.50 (plus material)
- Replace Exterior Door - \$250.0 (plus material)
- Clean Ceiling Fan (each) - \$25.00
- Change Light Bulb (each) - \$15.00
- Replace Smoke Detector Batteries - \$25.00
- Replace Carbon Monoxide Batteries - \$25.00
- Replace Missing / Damaged Smoke Detector - \$75.00
- Replace Missing / Damaged Carbon Monoxide Detector - \$75.00
- Replace Fire Extinguisher - \$70.00
- Replace Thermostat - \$35.00 (plus material)
- Replace Window Blind (standard) - \$40.00
- Replace Sliding Door Blinds (standard) - \$60.00
- Light fixture globe - \$30.00 (plus material)
- Light fixture - \$50.00-\$100.00
- Electrical outlet/switch - \$15.00
- Electrical cover plate - \$15.00
- Replace key - \$15.00
- Replace refrigerator shelf - \$85.00
- Replace oven knob - \$35.00
- Replace window screen - \$50.00
- Carpet Cleaning (normal) - \$250.00
- Carpet Cleaning (deep) - \$500.00
- Carpet Spot Treatment (each) - \$30.00
- Replace Standard Carpet (12' by 12' room) - \$700.00
- Replace Furnace Filter (each) - \$20.00
- Replace Wood, Vinyl, Linoleum, Etc. Flooring (12' by 12' room) - \$700.00
- Re-Paint One Room (12' by 12' room) - \$300.00
- Repair Kitchen Cabinet - \$150.00
- Repair Kitchen Drawer - \$150.00
- Wash Inside Windows (including tracks) - \$20.00
- Patch Nail Holes - \$25.00
- Replace Interior Door Knob - \$25.00 (plus material)
- Replace Exterior Door Knob - \$50.00 (plus material)

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- Pest or Rodent Extermination - \$150.00
- Varies Odor Removal
- Trash Removal (per load) - \$100.00 (not including labor to collect/load trash)
- Weed - \$35 per hour
- Mow Lawn - \$35 per hour

Specialty Labor

- Electrician, Drywall Repair, Plumber - starts at \$150 per hour

In the event that wall paper must be removed, Tenant will be charged for the cost of repairing and repainting the wall, including the drywall, if necessary, on a time and materials basis.

In the event that the drywall is damaged through removal of tape applied by Tenant, Tenant will be charged for painting the area or room as deemed necessary by Owner.

Damaged carpeting or other flooring:

Burn holes: \$ 55.00

The cost will start at \$5.50 per sqft for carpet replacement.

The cost will start at \$4.50 per sqft to refinish hardwood floors. The cost will start at \$8.00 per sqft for laminate floor replacement. The cost will start at \$6.00 per sqft for vinyl floor replacement. The cost will start at \$1.50 per sqft for quarter round replacement.

Any major repairs will be charged at \$85.00 per hour plus cost of materials.

Turning off utilities early - \$100. (reminder utilities are to be kept on in your name until 2 business days past move out inspection).