

SETTLEMENT CHARGES GUIDE

Replacement Cost:

- Light Bulb: \$5 Per Bulb
- Light Switch/Electrical Plate: \$2
- Missing Smoke Detector: \$30
- Smoke Detector Battery: \$2.50
- Missing Interior Door Hardware: \$20 per door
- Exterior Lock Replacements: \$75 Covers (2) doors front and back. Each additional door \$30
- Interior Fridge Drawers and Shelving: (Current Market Parts Pricing) Receipts will be provided.
- Stove Parts: (Current Market Parts Pricing) Receipts will be provided.
- Microwave Parts: (Current Market Parts Pricing) Receipts will be provided.
- Dishwasher Parts: (Current Market Parts Pricing) Receipts will be provided.
- Washer/Dryer Parts: (Current Market Parts Pricing) Receipts will be provided.
- Ceiling Fan Replacement: \$105 (Covers Fan & Installation)
- Broken Glass: (Market Price)
- Window Replacement: market price
- Interior Door Replacement: \$150 (Covers Materials and Labor)
- Interior Door Frame Replacement: \$125 (Covers Materials and Labor)
- Exterior Front Door: \$400 (Covers Materials and Labor)
- Double Glass Garden Style Door: \$1000 (Covers Materials and Labor)
- Flooring Replacement: Damaged Flooring Requires complete room replacement at market rates.
- New Glass Top Stove: \$700
- New Dishwasher: \$450
- New Fridge: \$800
- New Microwave: \$250
- New Washing Machine: \$495
- New Dryer: \$495
- Sheet Rock Repairs: Price Will Depend on Scope of Work and Starts at \$25 an hour with a Minimum 1-hour charge.
- Tub Repair: Starts at \$75
- Screen Porch Door: \$100
- Screen Porch Repair: Starts at \$25
- Trash Removal: \$75 Per 50- Gallon Trash Bag
- Furniture Removal: \$50 per item
- Missing Flush mount Light Fixtures: \$25 Per Fixture
- Missing Shower Head: \$20
- Missing HVAC Thermostat: \$100
- Toilet Replacement: \$200
- Towel-Bar Replacement: \$25
- Toilet Paper Holder Replacement: \$25
- Flooring Transition Strips: \$50

- Broken/Missing Mirrors: Framed hanging mirrors will be replaced with a comparable mirror. Receipts will be provided. Broken sheet mirrors will be replaced by a glass company at market rate. Invoices will be provided.
- Pet Damage: Damage will be billed according to the extent of damage as determined by Landlord. If physical damage, pictures of damage along with repair cost will be provided. If foul odor remains following removal of pet, cost of replacing flooring, professional remediation, painting and other corrective actions at market rate will be the responsibility of Tenant.
- Cabinet Repair: Will be billed according to repair cost.
- Painting: Walls that cannot be covered with one coat of paint will be charged an additional \$175 per room. Note: Living Room, Dining, Kitchen, Bathrooms, Hallways, Bedrooms, Etc. each count as a room. Accent walls will be charged at room rate.
- Porch Railings: Billed According to Damage
- Countertop Replacement: Invoice will be provided for materials. Labor will cost \$40 per hour.
- Pest Control: Any pest remediation required after move-out deemed required by tenant negligence or uncleanness will be billed back at market rate.

NOTE: All repair work that is completed by tenant would need to be approved by the maintenance supervisor. Any work done to an unsatisfactory level will be redone to Hendley Properties satisfaction. Any items not listed on the charges guide will be priced individually and billed.

CHARGES WILL BE MADE AGAINST YOU IF THE ABOVE PROCEDURES ARE NOT FOLLOWED. ALSO, ALL DAMAGES BEYOND NORMAL WEAR AND TEAR WILL BE BILLED ACCORDING TO THE HENDLEY PROPERTIES SETTLEMENT CHARGES GUIDE ENCLOSED IN THE LEASE. ALL CHARGES MUST BE PAID WITHIN 30 DAYS AFTER POSTING UNLESS PAYMENT ARRANGEMENTS HAVE BEEN MADE.