

BPM TENANT FEE SCHEDULE

These fees may be charged to Resident for policy and/or rules violations, if not paid by resident, these charges may be withheld from Resident's deposit.

Unnecessary maintenance calls or tenant damage normal business hours(non-specialized work e.g. tripped breaker, plunge toilet...)	35.00/hr
Unnecessary maintenance calls or tenant damage normal business hours (specialized work: Elec/plumbing/HVAC/appliance repair)	50.00/hr
After-hours unnecessary maintenance calls (5pm-9am M-F all day wknds & hol): (also for tenant damage that requires after-hours attention)	100.00/hr
Change or rekey locks (per lock):	29.50
Lock out/lost keys (minimum charge):	35.00
Replace non-special keys:	10.00 each
Replace special keys ("do not duplicate")	45.00 each
Application fee:	20.00
Unit re-rental fee paid <i>before</i> vacating (minimum \$250): (this does not release you from the lease)	50% of full month rent amount
Unit re-rental fee if charged to deposit after Resident vacates unit:	75% full month rent
Late fee (per day after the first of the month):	5.00/day
NSF check fee (regardless of the reason):	35.00
Unauthorized animal fee (per day for each day pet is in unit):	75.00/day
Late move-out fee:	275.00
Large item disposal fee (e.g. furniture):	45.00 each
Electronics disposal fee minimum charge (e.g. TVs, monitors, computers, etc.):	75.00 each
Professional cleaning hourly fee:	25.00/hr
Mowing/Snow shoveling hourly fee (1 hour minimum):	35.00/hr
Unauthorized resident fee:	125.00/day
Administrative fee for failing to sign up for utilities (per occurrence/billing):	50.00
Unauthorized satellite dish fee:	175.00
Satellite dish removal fee:	125.00
Noise complaint/Party fee (per occurrence):	125.00
Service Charge to allow access for Cable/phone/internet installation (Unless notice of one full business day is given)	50.00
Administrative fee for making check out to the wrong payee:	50.00
Non-permitted grill fine:	50.00
Parking violation fee:	35.00

BPM CLEANING FEE LIST (MINIMUMS)

The following is a list of **minimum** charges to be assessed for the indicated cleaning item **if needed** after your checkout. By signing the lease and Non Standard Rental Provisions, you agree to these as minimum charges that may be withheld from Deposit. If the cleaning is more involved than typical for a particular item, or if our suppliers invoke price increases, Resident understands and agrees the charge could be higher. These are not the only cleaning that might be needed, but are some of the most common. Others will be billed on a cost basis.

Refrigerator/freezer clean and/or defrost	\$45.00
Stovetop and/or oven cleaning minimum	\$52.75
Range hood cleaning	\$18.75
Wipe out dishwasher	\$12.50
Kitchen Countertop cleaning minimum	\$12.50
Kitchen Cabinet/Drawers cleaning (inside and out) minimum	\$37.50
Kitchen floor cleaning (sweep, mop) minimum	\$20.00
Wipe out/scrub kitchen sink	\$12.50
Clean wall/floor behind/below appliance (each)	\$25.00
Bathroom floor cleaning (sweep, mop) minimum	\$15.00
Tub and tub enclosure cleaning minimum	\$37.50
Toilet cleaning minimum	\$15.00
Bathroom vanity cabinet/drawers cleaning (in/out) minimum	\$25.00
Wipe out/scrub bath sink	\$10.00
Mirror cleaning	\$10.00
Medicine cabinet cleaning (inside)	\$10.00
Window sill cleaning per window	\$6.25
Vacuuming carpet areas (per room)	\$6.25
Washer/dryer cleaning inside and out (\$10.00 ea.)	\$20.00
Dust/cobweb per room	\$10.00
Window & patio door glass cleaning (insides only / per window)	\$5.00
Dining room floor cleaning (sweep, mop) minimum	\$20.00
Overhead light lens clean out (dust/bugs) per light	\$6.25
Garage sweep out	\$12.50
Carpet cleaning 1 BR	\$65.00
Carpet cleaning 2 BR	\$90.00
Carpet cleaning 3 BR	\$120.00
Carpet cleaning 4 BR	\$150.00
Carpet cleaning 5 BR	\$180.00
Unspecified cleaning charge per hour	\$25.00

REPAIR/REPLACEMENT PRICE LIST

The following is a list of **minimum** charges to be assessed for the indicated damaged/missing item **if needed** after your checkout. By signing the lease and Non Standard Rental Provisions, you agree to these as minimum charges that may be withheld from Deposit. If the work is more involved than typical for a particular item, or if our suppliers invoke price increases, Resident understands and agrees the charge could be higher. These are not the only damages that might be withheld from Deposit, but are some of the most common. Others will be billed on a cost basis.

1-2 Non-returned keys (by end of lease term & is non-refundable)	\$10.00
3 or more non-returned keys (by end of lease term & is non-refundable)	\$15.00
Lock re-key (minimum chg. for non-returned keys, lost keys, tenant abuse, etc.)	\$29.50
Entry door re-paint	\$35.00
Garage door opener remote control replacement	\$65.00
Entry door replacement (door slab only)	\$290.00
Entry door replacement for door w/glass window (door slab only)	\$375.00
Entry door frame replacement	\$200.00
Entry pre-hung replacement (door & frame)	\$360.00
Entry pre-hung replacement for door w/glass window	\$505.00
Sliding bypass door replacement	\$85.00
Interior hinged door replacement (hollow core)	\$145.00
Interior hinged door frame replacement	\$175.00
Interior pre-hung (door & frame) replacement	\$225.00
Fire extinguisher replacement	\$75.48
Fire extinguisher re-charge	\$16.50
Window drape replacement	\$74.70 to \$120.90
Window blind replacement (minimum each)	\$25.00
Patio door drape/blind replacement	\$87.04 to \$137.98
Draperies cleaning per pair	\$24.00
Window screen replacement	\$75.00
Window screen re-screening/repair	\$45.00
Patio screen repair	\$45.00
Window storm repair/replacement	\$75.00
Storm/screen combo replacements	\$195.00
Insulated, Low E glass repair	\$250.00
Single pane glass repair (minimum)	\$75.00
Patio door re-screening repair	\$45.00
Patio screen replacement	\$225.00
Smoke detector reassembly or replacement	\$49.89
Shower rods	\$15.00
Towel Bars - 18"	\$12.75
Towel Bars - 24"	\$18.34
Refrigerator crisper shelf	\$94.67
Replace fridge door shelf brackets/bars minimum each	\$37.50
Broiler pan for stove	\$37.80
Replace oven/stove knob each	\$37.50
Sheetrock hole patch / repair / repaint per hole minimum	\$65.00
Permanent carpet stain per stain	\$45.00
Permanent vinyl stain or gouge per stain/gouge	\$45.00
Replace kitchen sink strainer basket	\$4.50
Replace disposal drain plug	\$5.75
Replace shower head	\$18.55
Repair torn carpet	\$125.00
Replace carpet (per square foot)	\$2.79
Repair hardwood floor minimum	\$85.00
Refinish hardwood floor (per square foot)	\$6.50
Repair vinyl or laminate sheet flooring minimum	\$45.00

Replace vinyl or laminate sheet flooring (per square foot)	\$2.97
Repair/replace ceramic floor tile (per tile)	\$30.00
Cover crayon, pen, or marker marks on walls per mark	\$35.00
Repaint walls (per square foot)	\$0.22
Replace light bulb (burned, missing or over-wattage) each	\$4.50
Replace light lens/globe	\$15.00
Replace light fixture	\$75.00
Replace electrical outlet/switch	\$30.00
Replace electrical outlet/switch cover	\$4.50
Replace kitchen faucet	\$225.00
Replace bathroom faucet	\$195.00
Replace faucet handle	\$55.00
Replace faucet aerator	\$15.00
Replace shower head	\$22.50
Replace toilet tank lid	\$75.00
Replace toilet seat	\$25.00
Replace toilet	\$215.00
Replace counter top (per linear foot)	\$45.00
Countertop nick/burn/chip/stain per blemish	\$35.00
Repair drawer	\$35.00
Replace medicine cabinet	\$175.00
Replace thermostat	\$75.00
Fumigate for fleas or other insect infestation	\$225.00
Remove small item junk/debris minimum	\$55.00
Remove large items (furniture) each	\$45.00
Fog for odors per room	\$45.00
Replace shower curtain rod	\$15.00
Oil/gas stain removal (garage or driveway) minimum	\$105.00
Reseed lawn fee per spot minimum	\$42.20
Reseed lawn fee per square foot	\$4.75
Carpet cleaning per square foot	\$0.15/sq.ft.
Carpet cleaning 1 BR	\$65.00
Carpet cleaning 2 BR	\$90.00
Carpet cleaning 3 BR	\$120.00
Carpet cleaning 4 BR	\$150.00
Carpet cleaning 5 BR	\$180.00
Hourly labor rate for tenant damage	\$35/hr
Hourly rate for Tenant damage electrical/HVAC/plumbing/appliance	\$50/hr
Hourly rate for Tenant damage after-hours (5pm-9am M-F all day wknds & hol)	\$100/hr