

**LSV MAINTENANCE CHARGE LIST**

Category	Material	Total Price
<b>Plumbing</b>	Aerator	\$2.00
	Bathroom Faucet	\$43.00
	Bathroom sink stopper	\$12.00
	Bathtub drain screen	\$7.00
	Kitchen faucet	\$65.00
	Kitchen sink strainer	\$3.00
	Shower handle Replacement (clear)	\$21.00
	Shower handle Replacement (Lever)	\$25.00
	Showerhead	\$17.00
	Toilet	\$168.00
	Toilet handle	\$3.00
	Toilet Paper Holder	\$4.00
	Toilet Seat	\$44.00
	Toilet tank lid	\$33.00
	Washer Drain Expansion Plug	\$4.00

<b>HVAC</b>	Register 2'	\$30.00
	Register 4'	\$55.00
	Thermostat	\$35.00

<b>Electrical</b>	Dryer plug	\$28.00
	Electrical covers (switch/outlet/cable)	\$2.00
	GFIC outlet	\$22.00
	Outlet plugs/receptacle (duplex)	\$3.00
	Smoke alarm	\$17.00
	Switch 15 amp	\$2.00
	Switch 15 amp 3 way	\$3.00

<b>Lighting</b>	Bedroom light fixture	\$39.00
	All apartment fluorescent bulbs	\$6.00
	Bulb 9 watt LED	\$3.00
	Hallway light Lens	\$17.00
	Kitchen Light fixture 4'	\$55.00
	Kitchen Sink light fixture	\$34.00
	Laundry light fixture	\$67.00
	Laundry light lens	\$22.00
	Round bathroom bulbs	\$3.00
	Vanity light fixture	\$23.00

<b>Appliances</b>	Appliance w/Freeon Disposal (AC/Fridge)	\$35.00
	Crisper Cover	\$50.00
	Crisper Drawer	\$73.00
	Drip pan large	\$3.00
	Drip pan small	\$2.00
	Freezer Shelf	\$51.00
	Refrigerator	\$748.00
	Refrigerator Bracket	\$18.00
	Refrigerator parts	Cost + 10%+Labor
	Refrigerator/Freezer Door Seal	\$29.00
	Stove	\$521.00
	Stove hood filter	\$4.00
	Stove knob	\$50.00
	Stove parts	Cost + 10%+Labor
	Stove/Burner element 6" and 8"	\$14.00
	Stove/Oven Element	\$44.00
	Ventilation hood	\$55.00

<b>Paint &amp; Walls</b>	Drywall repair (per hour)	\$35.00
	Odor & stain shellac (gallon)	\$48.00
	Paint(gallon)	\$30.00
	Wall prep for paint (per hour)	\$35.00

Category	Material	Total Price
<b>Kitchen/Bath</b>	Bathroom sink	\$55.00
	Kitchen cabinets (2 BR)	\$2,091.00
	Kitchen cabinets (3 BR)	\$3,171.00
	Kitchen cabinets (4 BR)	\$3,560.00
	Kitchen cabinet repairs	Cost + 10% + labor
	Kitchen countertop (2 BR)	\$616.00
	Kitchen countertop (3 BR)	\$726.00
	Kitchen countertop (4 BR)	\$836.00
	Kitchen drawer handle	\$6.00
	Medicine cabinet	\$50.00
	Stove backsplash	\$110.00
	Vanity Base cabinet	\$92.00

<b>Floor &amp; Windows</b>	Baseboard 8'	\$8.00
	Bathroom floor	\$330.00
	Carpet Squares	\$12.00
	Covebase	Cost + 10%+ Labor
	Curtain rod (large)	\$5.00
	Curtain rod (medium)	\$4.00
	Curtain rod (small)	\$3.00
	Floor Tiles VCT 12x12	\$2.00
	Floating floor replacement	Cost + 10% + labor
	Glass Windows/Storm door	Cost + 10%
	Screen Frame Replacement	\$20.00
Screen Kitchen/LR/BR	\$8.00	
Screen Storm door/Bathroom	\$6.00	

<b>Millwork/Doors</b>	Closet bi-fold 24"	\$53.00
	Closet bi-fold 30"	\$56.00
	Closet bi-fold 36"	\$58.00
	Entry door	\$275.00
	Handrail Replacement	\$100.00
	Interior slab door 24"	\$67.00
	Interior slab door 28"	\$69.00
	Interior slab door 30"	\$73.00
	Storm door	\$176.00
	Weather stripping	\$17.00

<b>Hardware</b>	Apartment lock change request	\$55.00
	Bifold hardware replacement parts	\$3.00
	Closet bar	\$6.00
	Cylinder Damaged Deadbolt	\$60.00
	Door Stop Floor/Hinge	\$18.00
	Interior door knob	\$17.00
	New key	\$6.00
	Passage Lever	\$60.00
	Shed door handle replacement	\$60.00
	Storm door closer	\$13.00
	Storm door handle	\$15.00
	Storm door handle assembly	\$26.00
	Storm door hinge	\$42.00
	Towel Rack	\$10.00

<b>Janitorial</b>	Garbage can	\$18.00
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<b>Grounds</b>	Dog pile removal	\$25.00
	Maximum	\$100.00
	Trash left in common areas	\$35.00
	Trash bag removed from porch (per bag)	\$15.00

<b>Labor</b>	labor per hour	\$35.00
	labor per hour (on call)	\$52.50
	Large item removal (appliance/furniture)	\$35.00
	Lockout After hours	\$105.00
	Trash removal by trailer (dump fee)	Cost +10%+Labor
	Trash removal fees (per 45 gallon container)	\$25.00

**LSV MAINTENANCE PAINT ADDENDUM**

**PAINT**

FULL APARTMENT	MOVE OUT WITHIN:	Year 1	Year 2	Year 3	Year 4
	2 Bedroom full paint	\$398	\$299	\$199	\$100
3 Bedroom full paint	\$433	\$325	\$217	\$108	
4 Bedroom full paint	\$570	\$428	\$285	\$143	

2 BEDROOM APARTMENT	ROOM	Year 1	Year 2	Year 3	Year 4
	Living room	\$80	\$60	\$40	\$20
	Kitchen	\$90	\$68	\$45	\$23
	Bedroom 1	\$73	\$55	\$37	\$18
	Bedroom 2	\$80	\$60	\$40	\$20
	Bathroom	\$25	\$19	\$13	\$6
	Closets, Stair walls, hallways & Pantry	\$50	\$38	\$25	\$13
<b>TOTALS</b>	<b>\$398</b>	<b>\$299</b>	<b>\$200</b>	<b>\$99</b>	

3 BEDROOM APARTMENT	ROOM	Year 1	Year 2	Year 3	Year 4
	Living room	\$85	\$64	\$43	\$21
	Kitchen	\$95	\$71	\$48	\$24
	Bedroom 1	\$73	\$55	\$37	\$18
	Bedroom 2	\$65	\$49	\$33	\$16
	Bedroom 3	\$40	\$30	\$20	\$10
	Bathroom	\$25	\$19	\$13	\$6
Closets, Stair walls, hallways & Pantry	\$50	\$38	\$25	\$13	
<b>TOTALS</b>	<b>\$433</b>	<b>\$325</b>	<b>\$217</b>	<b>\$109</b>	

4 BEDROOM APARTMENT	ROOM	Year 1	Year 2	Year 3	Year 4
	Living room	\$105	\$79	\$53	\$26
	Kitchen	\$120	\$90	\$60	\$30
	Small bath	\$20	\$15	\$10	\$5
	Bedroom 1	\$48	\$36	\$24	\$12
	Bedroom 2	\$64	\$48	\$32	\$16
	Bedroom 3	\$73	\$55	\$37	\$18
	Bedroom 4	\$31	\$23	\$16	\$8
	Bathroom	\$35	\$26	\$18	\$9
	Closets, Stair walls, hallways & Pantry	\$75	\$56	\$38	\$19
<b>TOTALS</b>	<b>\$570</b>	<b>\$428</b>	<b>\$286</b>	<b>\$143</b>	

**SHELLAC (Odor & Stain Treatment)**

FULL APARTMENT	MOVE OUT WITHIN:	Year 1	Year 2	Year 3	Year 4
	2 Bedroom full paint	\$573	\$431	\$287	\$143
3 Bedroom full paint	\$614	\$462	\$308	\$154	
4 Bedroom full paint	\$808	\$608	\$405	\$203	

2 BEDROOM APARTMENT	ROOM	Year 1	Year 2	Year 3	Year 4
	Living room	\$114	\$86	\$57	\$26
	Kitchen	\$120	\$90	\$60	\$30
	Bedroom 1	\$114	\$86	\$57	\$26
	Bedroom 2	\$125	\$94	\$63	\$31
	Bathroom	\$50	\$38	\$25	\$13
	Closets, Stair walls, hallways & Pantry	\$50	\$38	\$25	\$13
<b>TOTALS</b>	<b>\$573</b>	<b>\$431</b>	<b>\$287</b>	<b>\$138</b>	

3 BEDROOM APARTMENT	ROOM	Year 1	Year 2	Year 3	Year 4
	Living room	\$125	\$94	\$63	\$31
	Kitchen	\$132	\$99	\$66	\$33
	Bedroom 1	\$103	\$77	\$52	\$26
	Bedroom 2	\$91	\$68	\$46	\$23
	Bedroom 3	\$63	\$47	\$32	\$16
	Bathroom	\$50	\$38	\$25	\$13
Closets, Stair walls, hallways & Pantry	\$50	\$38	\$25	\$13	
<b>TOTALS</b>	<b>\$614</b>	<b>\$462</b>	<b>\$308</b>	<b>\$154</b>	

4 BEDROOM APARTMENT	ROOM	Year 1	Year 2	Year 3	Year 4
	Living room	\$154	\$116	\$77	\$39
	Kitchen	\$160	\$120	\$80	\$40
	Small bath	\$40	\$30	\$20	\$10
	Bedroom 1	\$83	\$62	\$42	\$21
	Bedroom 2	\$93	\$70	\$47	\$23
	Bedroom 3	\$114	\$86	\$57	\$29
	Bedroom 4	\$65	\$49	\$33	\$16
	Bathroom	\$50	\$38	\$25	\$13
	Closets, Stair walls, hallways & Pantry	\$50	\$38	\$25	\$13
<b>TOTALS</b>	<b>\$808</b>	<b>\$608</b>	<b>\$405</b>	<b>\$203</b>	