

## Fee Schedule

Fee	Fee Incurred When	Fee
Rekey or replace locks	Keys not returned to me upon move-out.	\$25 per door
Carpet steam cleaning	Automatic if had pet or if property is leased for less than 2 years and carpet is dirty -- see definition of 'normal wear & tear'.	Actual cost
General cleaning	House left dirty (note: several hours of light cleaning expected; this is for anything over that)	\$10 per hour
Window cleaning	Windows not clean	\$50
Oven cleaning	Oven/Stove/Vent not clean	\$20
Fireplace cleaning	Ashes left in the fireplace	\$10
Repairs	Damage caused by a direct act or neglect of lessee	Actual cost
Lawn cut	Lessee did not opt for lawn care and lawn needs to be cut (NOTE: if you break your lease, you will be charged every two weeks or a lawn cut until the property is leased - regardless of whether you opted for lawn care or not).	Actual cost
Landscape work	Lessee did not opt for lawn care and planter beds need weeding, etc. (see note above re: breaking your lease - applies here too)	\$10 per hour
Painting	There is more than normal wear and tear on walls -- see definition of 'normal wear & tear', (writing, scratches, excessive nail holes, excessive dirt or markings of any kind will result in a painting fee). Also, if you painted the walls a dark color of your own that requires multiple coats to cover, you may be charged for the additional effort necessary.	\$15 per hour
Air filter	Air filter is dirty (it is Lessee's responsibility to change the filter as needed - every 30 days is recommended)	\$10 per filter
Light bulbs	Light bulbs in fixtures missing or don't work	\$1 per bulb
Carpet deodorizing	House smells like smoke or has pet odors (note - all deposits will be held in case multiple treatments are required or the carpet and/or carpet pad has to be replaced)	Actual cost
Carpet deflea treatment	Automatic if had pet	Actual cost
Yard hose	Hose is missing or damaged (one hose is provided at the time the property is leased so Lessee can keep yard watered)	\$20
Rent	Any rent not paid as required by the lease	Per lease
Late, NSF, etc. fees	There are fees not yet paid	Per lease
Utilities	You break your lease (you will be charged for the utilities on the property until I can release the property) or I receive a bill for utilities for a time period when you were still living in the house	Actual cost
Cost of releasing (advertising, signs, photos, brochures, etc.)	You move out before the end of the lease term (break your lease).	Actual cost

note: fees are subject to change.