

**TENANT MAINTENANCE CHARGES
AS OF 1/1/2024**

Please note that Emmerich Properties has the authority to change the cost per service at any time without notice based on their expenses to provide the service requested.

| PER ITEM | | DURING OFFICE HRS | AFTER HOURS |
|--|--|---|--------------------|
| LOCKOUT | | \$75 | \$125 |
| LOST MAIL KEY | \$45 | | |
| LOST ENTRY KEY | \$45 | | |
| REKEY/DEADBOLT | \$100 | | |
| REKEY A MAILBOX | \$45 | | |
| GARAGE DOOR JAM/ EMERGENCY KEYS | \$45 | | |
| GARAGE DOOR OPENER | \$85 | | |
| LAUNDRY ROOM | \$45 | | |
| UNATHOURIZED LOCK CHANGE | \$100 | | |
| CARPET CLEANING | \$100-\$450 | | |
| CARPET STAINS THAT DO NOT COME CLEAN | \$100-\$200 | | |
| HOLES IN WALL | \$50-\$250 | | |
| DOOR DAMAGE | \$150-\$300 | | |
| OVEN DRIP PANS | \$25-\$50 | | |
| LIGHT BULBS | \$5-\$10 | | |
| DISH ATTENAE REMOVAL | \$50-\$200 NOT INCLUDING REPAIRING DAMAGE CAUSED BY MOUNTING | | |
| E&A LABOR CHARGES | \$45 PER HR CLEANING (1 HR MIN) | \$65 PER HR MAINTENANCE REPAIRS (1 HR MIN) | |
| SUB CONTRACTOR LABOR CHARGES | ACTUAL COSTS PLUMBERS/ELECTRICIANS \$75-\$150 PER HR | | |
| REFUSAL TO GRANT ACCESS W/12 HOUR NOTICE 8AM-8PM OR EVENT OF EMERGENCY | \$75 | | |

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|--|-------------------------------|--|--|
| MAINTENANCE REPAIRS- SUBSTANTIAL DAMAGE UNDER \$100 | UNDER \$100 | | |
| FALSE ALARMS | \$45 (1 HR MIN) PLUS COSTS | | |
| *** ALL FEES SUBJECT TO CHANGE WITHOUT NOTICE | | | |