

**TENANT MAINTENANCE CHARGES
COMMERCIAL
AS OF 1/1/2023**

If there is a request for new key during a maintenance request, please inform tenant that they will be invoiced per key. See chart below. It is also located on our website and in their addendum regarding charges page 6 of 8 last update 8/3/17. Tenant can also contact the office for a list of charges. Please note that Emmerich Properties has the authority to change the cost per service at any time based on their expenses to provide the service requested.

PER ITEM		DURING OFFICE HRS	AFTER HOURS
LOCKOUT		\$45	\$125
LOST MAIL KEY	\$45		
LOST ENTRY KEY	\$45		
REKEY/DEADBOLT (2 key incld')	\$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-\$100 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-\$125 PER HR		
REFUSAL TO GRANT ACCESS W/12 HOUR NOTICE 8AM-8PM OR EVENT OF EMERGENCY	\$50		
MAINTENANCE REPAIRS- SUBSTANTIAL DAMAGE UNDER \$100	UNDER \$100		

**WE DO NOT REPLACE INTERNAL LIGHTBULBS, ONLY EXTERNAL BUT NOT CERTAIN LIGHT LIGHTS OR SIGNS. MUST SEE CONTRACT PER TENANT

**SERVICES CHARGES ARE INCLUDED IN MOST FEES (EX. TOTAL LOCK KEY SET REPLACEMENT IS \$100 + \$65 PER HR LABOR FEE

**STANDARD CHARGE IS \$10 PER KEY WHEN A TENANT NEEDS MORE THAN 4 ADDITIONAL KEYS IN ONE TRIP, HOWEVER IF THEY ASK FOR MORE KEYS LATER, CAUSING AN EXTRA MAINTENANCE TRIP, WE WOULD CHARGE \$45 TO COVER THE TRIP PLUS \$10 PER ADDITIONAL KEY (COMMERCIAL ONLY) RESIDENTIAL IS \$45 PER KEY