

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

. 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.

<b>PER ITEM</b>		<b>DURING OFFICE HRS</b>	<b>AFTER HOURS</b>
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-\$100 NOT INCLUDING REPAIRING DAMAGE CAUSED BY MOUNTING		
E&A LABOR CHARGES	\$45 PER HR CLEANING	\$65 PER HR MAINTEANCE REPAIRS	
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		