

Student Damage/Repair and Service Minimum Charges Addendum (Revised 08/23/2021)

The Student, intending to be legally bound, agrees that this Charge List shall be part of the Lease:

Labor rate	\$50.00.00 per hour
Unpaid Utility Bills	Cost of Bill + \$25.00 Service Charge
Lock out fee between 9am and 5pm	\$35.00 – must be paid in advance
Lock out fee after 5pm and on weekends or holidays	\$75.00 – must be paid in advance
Discharged Fire Extinguisher – replace and clean up	\$135.00 + \$195 to clean up toxins
Replacement of Fire Extinguisher	\$135.00
Missing/damaged standard smoke detector	\$49.00
Missing/damaged CO or System Smoke detector	\$139.00
Replace mini blind	\$40.00 1 st blind, \$22 for each additional blind replaced
Replace Damaged ceiling tile	\$25.00 for 1 st tile, \$15 for each additional tile replaced
Replace Damaged floor tile	\$150 for 1 st tile, \$45 for each additional tile replaced
Replace lost key, access card or parking tag	\$35.00
Re-keying apartment (non-return of keys)	\$65.00 per door
Emergency Re-key of apartment	\$165.00 per door
Re-program electronic lock	\$35.00 per lock
Replace any type damaged electronic lock	\$305.00
Trash clean up	\$35.00 per bag
Furniture removal	\$85.00 per item
Repair Broken Window Sash/-Replace Sash	\$125.00/\$275.00
Broken Window replacement	\$375.00
Damaged Window Screen	\$49.00
Emergency temporary boarding up window/door	\$150.00
Replace damaged granite countertop	\$2500.00
Damage Cleaning	\$625.00 for a 2 bedroom apartment, plus \$85.00 for each additional bedroom
Heavy Cleaning	\$525.00 for 2 bed apartment, plus \$70.00 for each additional bedroom
Light Cleaning	\$250.00 for 2 bed apartment, plus \$35.00 for each additional bedroom
Paint	\$195.00 per room + \$75 for ceiling
Wall Repair	\$65.00 for first hole, \$35.00 for each additional hole
Carpet Cleaning	\$25.00 per room
Carpet Replacement	\$355.00 per room
Appliance Replacement	\$589.00 per appliance*Or Commodity price at replacement time.
Fridge Part Replacement – Handles, shelves, crisper drawers, etc.	\$95.00 per replacement piece
Furniture replacement	\$105 – Desk/dresser/coffee table top
	\$675 – Couch
	\$225 – Coffee table
	\$245 – Kitchen table/ \$165 top only

	\$85 – Kitchen chair
	\$85 – Bar stool
	\$575 – Dresser
	\$325 – Desk
Interior Door Replacement	\$355.00 per door/frame – regular solid door \$480.00 – Commercial steal framed door \$275.00 – Replace door slab only \$210.00 – Replace frame only \$85.00 – Replace regular lock
Exterior Door Replacement/Paint it	\$495.00 per pre hung door/frame - \$75 for painting
Sewer Drain Clog caused by Student	\$395.00 per occurrence
Vandalism cleanup of any kind involving bodily fluids	\$355.00 per incident
Illegal Pets found on Premises	\$395.00 per day
Noise Violation	\$200.00 per incident
Disruptive Conduct Citation	\$200.00 per person on Lease per incident
Administrative fee if we must take you to court	\$350.00 per incident
Video Viewing (*For police access only) per incident and NVR. Videos are Never available for tenant viewing or access.	\$110.00 per incident (Footage is never available from B&L, the police may choose to release this information directly)

You will be billed for damage that occurs during the semester. You are expected to pay the bill within 10 days of receipt. If the bill remains unpaid after 10 days, late fees will be added. The prices listed above are subject to change at any time without notice. This is not an exhaustive list. Damages not on this list will also be billed as they occur.

You are expressly agreeing to the prices shown above. No further documentation of these prices/B&L Properties' costs will be provided.

Our goal is to be as fair as possible with damage charges. We do not charge for routine maintenance. For example, if your light bulb burns out, or the sink leaks, we will replace/repair it at no charge to you. However, if you have a party and someone throws a beer bottle through the front window, we will replace it and send you a bill. Please remember you are responsible for your conduct and the conduct of your guests while living in our property.

