

Belhaven Residential
 730 N. Jefferson Street
 Jackson, MS 39202
 (601) 948-3460

Price List for Damages

Resident: _____ **Property** _____ **Apt:** _____ **Resident Charges**

Kitchen

Fire Extinguisher	If broken or missing	\$30.00	
Dishwasher	Must be cleaned inside and out	\$5.00	
Surfaces	All surfaces (counter tops, sink, cabinets, etc) wiped	\$10.00	
Range Top	Must be cleaned: drip pans, stove tops, outside, grease guard (back)	\$10.00	
Oven	Must be cleaned to include: bottom drawer and oven racks	\$20.00	
Range Hood	Must be cleaned and free from grease	\$5.00	
Refrigerator	Must be cleaned to include: top, front, sides, inside drawers and racks	\$20.00	
Replacement	If the refrigerator cannot be cleaned/deoderized to Mgmnts satisfaction, Resident is responsible for full replacement	At Cost	
Counter Replacement	Replacement per square foot	\$25.00	
Floor	Must be swept and freshly mopped-no wax build up	\$10.00	
ENTIRE ROOM	ENTIRE ROOM DIRTY	\$40.00	

Bath

Mirrors	Mirrors must be cleaned	\$5.00	
Tubs and Sinks	Must be cleaned to include all fixtures. Free of mold and soap scum	\$20.00	
Toilet Seat Replacement	Seat or Lid	\$20.00	
Toilet	Replacement Entirely (base)	\$100.00	
Toilets	Must be cleaned inside and outside	\$20.00	
Towel Bars	If broken or off wall (each)	\$20.00	
Floors	Must be swept and freshly mopped (never waxed)	\$10.00	
ENTIRE ROOM	ENTIRE ROOM DIRTY	\$40.00	

Carpet

Carpet Cleaning	Entire unit must be vacuumed by resident and free of debris	\$20.00	
Extensive Carpet Clean	Deep cleaning, heavily soiled carpet	\$65.00	
Cigarette Burns	Small hole or burn mark (\$20 each)	\$20.00	
Iron Burns	burn marks made by iron	\$100.00	
Stain treatment	Per Stain	\$35.00	
Patch	Patch per square foot	\$75.00	
Deoderize Treatment	Pet, cooking odors, cigarette ,smoke	\$50.00	
Flea Treatment	Pets	\$100.00	
Total Replacement (Age of Carpet)	1 year	100% of replacement cost	
	2 years	75% of replacement cost	
	3 years	50% of replacement cost	
	4 years	25% of replacement cost	
	5-6 years	20% of replacement cost	
	7 years	10% of replacement cost	

Miscellaneous Cleaning Damages/Charges

Water Heater Closet	Must be cleaned and free of debris	\$10.00	
Trash Out	Removal of any furniture, trash, debris left by Resident	At Cost	
		Total Cost	

Date Moved Out _____ **Date Notice Given** _____ **Date Lease Expired** _____

Early Termination Fee: Y/N \$ _____ **Evicted: Y/N** _____

Inspected By: _____ Date _____

Closed By: _____ Date _____

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Miscellaneous			
Laundry Room	Must be cleaned and mopped	\$10.00	
Ceiling Fans	Ceiling fans and light fixtures must be cleaned	\$5.00	
Replacement	Ceiling fan replacement	\$75.00	
Wall Plates	Electric sockets, Light switches, cable plates	\$5.00	
Globe Replacement	If broken or missing	\$20.00	
Light Replacement	If broken or missing	\$20.00	
Smoke Detector	If broken or missing	\$25.00	
A/C Vents	Must be cleaned	\$5.00	
Fireplace	Must be cleaned and free of ashes and wax (if applicable)	\$25.00	
Mini Blinds	Mini-blind replacement (standard size) (Double window \$50.00)	\$25.00	
Replacement	Vertical-blind replacement (each set)	\$60.00	
Wall and Ceiling Repairs			
Sheetrock	Door knob size hole	\$35.00	
	Larger hole- 1 square foot	\$50.00	
	Each Additional square foot	\$30.00	
Stain Treatment	Kilz stain treatment (each wall)	\$30.00	
Wall Paint	Additional coat of paint to cover color/stains	\$100.00	
Holes Repaired	Picture hooks,toggle bolts, etc. (\$5 each)	\$5.00	
Ceiling Paint	Ceiling Paint (due to stains/yellowing/cigarette smoke)	\$100.00	
Wallpaper Repair	Repairs (per repair)	\$25.00	
Wallpaper Replacement	Replacement (per roll)	\$50.00	
Floors			
Patch Vinyl	Repair patch (minimum)	\$50.00	
Vinyl Replacement	Replace floor	At Cost	
Ceramic Cleaned	Must be mopped and grout cleaned	\$50.00	
Ceramic Replacement	Repairs to broken or chipped tiles (\$25 each tile replaced)	\$25.00	
Doors and Windows			
Bi-Fold Metal Doors	Replacement per panel	\$70.00	
Interior Doors	Doors and Frame (Wood) replacement	\$100.00	
Windows	Single Paned-broken or cracked	\$65.00	
	Double Insulated-broken or cracked	\$85.00	
Sliding Glass Door	Replacement of door and tracking	\$200.00	
	Glass Slider Door Cleaned (to include track)	\$25.00	
Window Seals	Cleaned (each)	\$15.00	
Keys	Keys Replaced (each)	\$5.00	
Lock Replacement	Re-Keying Locks (if all keys are not returned)	\$50.00	
Gate Clickers	Gate Clickers (if applicable)	\$25.00	
Exterior			
Patio/Balcony	Screens,storage room, entire area must be cleaned and swept	\$15.00	
Front Door	Kick Plate and door must be cleaned	\$5.00	
Screened Enclosures	Torn or damaged screens (minimum \$25)	At Cost	
Window Screens	Frame and Screen replacement	\$35.00	
ReScreen	Re-screen (small)	\$20.00	
Sliding Door Screen	Sliding glass door screen	\$50.00	

* Charge amounts revised on March 29, 2010