



PRICE LIST FOR DAMAGES

Vesica Real Estate, 1054 Greymont Avenue, Jackson, MS 39202 (601) 948-3460

Resident: _____ Property: _____ Apt: _____

**Resident
Charges**

KITCHEN

Fire Extinguisher	If broken or missing	\$ 40.00	
Dishwasher	Must be cleaned inside and out	\$ 15.00	
Surfaces	All surfaces (counter tops, sink, cabinets, etc.) wiped	\$ 15.00	
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/deodorized to management's satisfaction, resident is responsible for full replacement	At Cost	
Counter Replacement	Replacement per square foot	\$ 30.00	
Floor	Must be swept and freshly mopped - no wax build-up	\$ 10.00	
ENTIRE ROOM	ENTIRE ROOM DIRTY	\$ 50.00	

BATH

Mirrors	Mirrors must be cleaned	\$ 5.00	
Mirrors	Replacement for broken mirror	\$ 65.00	
Tubs and Sinks	Must be cleaned to include all fixtures. Free of mold and soap scum	\$ 20.00	
Toilet Seat Replacement	Seat or Lid	\$ 35.00	
Toilet	Replacement Entirely (base)	\$ 150.00	
Toilets	Must be cleaned inside and outside	\$ 20.00	
Towel Bars	If broken or off wall (each)	\$ 25.00	
Floors	Must be swept and freshly mopped (never waxed)	\$ 10.00	
ENTIRE ROOM	ENTIRE ROOM DIRTY	\$ 50.00	

CARPET

Carpet Cleaning	Entire unit must be vacuumed by resident and free of debris	\$ 20.00	
Extensive Carpet Clean	Deep cleaning, heavily soiled carpet (Per Room)	\$ 40.00	
Cigarette Burns	Small hole or bum 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	
Deodorize 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	

Floors

Patch Vinyl	Repair Patch (minimum)	\$ 60.00	
Vinyl Replacement	Replace floor	At Cost	
Ceramic Cleaned	Must be mopped and grout cleaned	\$ 50.00	
Ceramic Replacement	Repairs to broke or chipped tiles (\$25 each tile replaced)	\$ 25.00	

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	

Miscellaneous

Laundry Room	Must be cleaned and mopped	\$ 10.00	
Ceiling Fans	Ceiling fans and light fixture must be cleaned	\$ 5.00	
Replacement	Ceiling fan replacement	\$ 120.00	
Wall Plates	Electric sockets, Light switches, cable plates	\$ 5.00	
Globe Replacement	If broke or missing	\$ 20.00	
Light Replacement	If broke or missing	\$ 35.00	
Smoke Detector	If broke or missing	\$ 30.00	
A/C Vents	Must be cleaned	\$ 5.00	
Fireplace	Must be cleaned and free of ashes and was (if applicable)	\$ 25.00	
Mini Blinds	Mini-Blind replacement (Standard size) (Double Window \$70.00)	\$ 40.00	
Replacement	Vertical-Blind Replacement (Each Set)	\$ 70.00	

Wall and Ceiling Repairs

Sheetrock	Door Knob Size hole	\$ 45.00	
	Larger hole- 1 square foot	\$ 60.00	
	Each Additional Square Foot	\$ 35.00	
Stain Treatment	Electric sockets, Light switches, cable plates	\$ 50.00	
Wall Paint	Additional coat of paint to cover color/stain	\$ 125.00	
Holes Repaired	Picture hooks, toggle bolts, etc	\$ 5.00	
Ceiling Paint	Ceiling Paint (due to stains/yellowing/cigarette smoke)	\$ 125.00	
Wallpaper Repair	Repairs (per repair)	\$ 30.00	
Wallpaper Replacement	Replacement (per roll)	\$ 60.00	

Doors and Windows

Bi-Fold Doors	Replacement per panel	\$ 120.00	
Interior Doors	Doors and Frame (wood) replacement	\$ 150.00	
Windows	Single Paned-broken or cracked	\$ 65.00	
	Double Insulated-broken or cracked	\$ 85.00	
Sliding Glass Door	Replacement of door and tracking	\$ 400.00	
	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)	\$ 60.00	
Gate Clickers	Gate Clickers (if applicable)	\$ 35.00	

Exterior

Patio/Balcony	Screens, storage room, entire area must be cleaned and swept	\$ 15.00	
Front and Back 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	

Date Moved In: _____

Date Moved Out: _____

Date Notice Given: _____

Date Lease Expires/Expired: _____

Early Termination Fee: Y/N \$ _____

Evicted: Y/N _____

Inspected By: _____

Date: _____

Closed By: _____

Date: _____