

SETTLEMENT CHARGES GUIDE

Below is a list of estimated charges of assorted items or jobs that may sometimes be required after a residence is vacated. All charges are including labor and any parts, materials or tools required for the job. Tenants are not responsible for normal wear and tear, although excessive wear and tear or neglect may incur charges.

CLEANING	
Clean refrigerator	\$50.00
Clean stove/oven	\$50.00
Replace stove drip-bowls	\$30.00
Clean stove hood	\$40.00
Clean kitchen cabinets	\$30.00
Clean kitchen floor	\$50.00
Clean tub/shower	\$30.00
Clean toilet and sink	\$30.00
Clean bathroom cabinets and floor	\$25.00
Clean windows (per window unit)	\$11.00
Deep clean carpets (per room)	\$75.00
Vacuum throughout dwelling	\$60.00
Deodorize house (smoking/pet odor)	\$500.00

GENERAL REPAIRS	
Replace refrigerator shelf	\$40.00
Replace stove/oven knob	\$20.00
Replace countertop	\$300.00
Replace kitchen/bath cabinet knobs	\$10.00
Replace mirror	\$45.00
Replace medicine cabinet	\$85.00
Replace towel bar	\$25.00
Caulk tub/shower enclosure	\$25.00
Replace thermostat	\$75.00
Replace fire extinguisher	\$35.00

EXTERMINATING	
Exterminate for roaches	\$300.00
Exterminate for fleas	\$150.00
Exterminate other pest and rodents	\$200.00

OTHER LABOR RATES	
Travel time (per man hour)	\$30.00
General labor (per man hour)	\$60.00

FLOORING	
Remove carpet stains	\$75.00
Deodorize carpet	\$75.00
Repair carpet	\$150.00
Repair laminent flooring	\$150.00
Repair linoleum	\$85.00
Replace carpet	\$385.00
Replace laminent flooring	\$485.00
Replace bath linoleum	\$225.00
Replace kitchen linoleum	\$385.00

WALLS	
Remove mildew and treat surface	\$25.00
Cover crayon/marker/pen marks	\$35.00
Repair hole in wall < 4 inch	\$55.00
Repair hole in wall 5-10 inch	\$110.00
Remove wallpaper	\$145.00
Repaint (per wall/ceiling)	\$40.00

DOORS	
Replace door (inside)	\$100.00
Replace door (outside)	\$375.00
Repair forced door damage	\$75.00
Repair door trim damage	\$25.00

WINDOWS	
Replace window pane	\$100.00
Replace window blind	\$15.00
Replace window screen	\$30.00

APPLIANCES	
Stove	\$480.00
Microwave	\$100.00
Dishwasher	\$325.00
Refrigerator/Freezer	\$500.00

LOCKS	
Replace key (each)	\$5.00
Replace entry door lock	\$35.00
Replace entry deadbolt lock	\$20.00
Replace passage door lock	\$20.00

PLUMBING	
Replace kitchen faucet	\$95.00
Replace bathroom faucet	\$55.00
Replace shower head	\$25.00
Replace toilet tank lid	\$25.00
Replace toilet seat	\$25.00
Replace toilet	\$165.00
Snake toilet	\$35.00
Clear sewer line	\$90.00

ELECTRICAL	
Replace light bulb (each)	\$2.00
Replace light fixture globe	\$12.00
Replace light fixture	\$45.00
Replace ceiling fan	\$75.00
Replace electrical outlet or switch	\$7.00
Replace dimmer switch	\$20.00
Replace dimmer switch knob	\$3.00
Replace electrical cover plate	\$2.00

GROUNDS / EXTERIOR	
Major yard cleanup	\$450.00
Minor yard cleanup	\$225.00
Mow lawn (2 weeks growth)	\$50.00
Fill hole in yard	\$25.00
Pressure wash home	\$140.00
Clean gutters	\$75.00
Replace damaged skirting (each)	\$8.00