## JQS, LLC PROPERTIES

## **Minimum Charges for Services and Turnover Costs**

The list below is not all-inclusive and there may be other charges for cleaning, repairs, or replacement of items. In addition, the amounts below are merely estimates of the minimum charges. Actual charges may be significantly more. After cleaning, it is recommended that the management conduct a walk through inspection with tenant to insure that all is cleaned satisfactorily and to determine what if any costs may be assessed. It is the tenants responsibility to setup a walk through and final inspection date prior to vacating the property.

FAILURE BY TENANT TO HAVE THE MANAGEMENT WALK THROUGH MAY RESULT IN SUCH ADDITIONAL CHARGES AS DETERMINED BY MANAGEMENT AT SUCH DATE AS THE PREMISES ARE VACATED.

Cleaning Expenses				
OVEN \$25.00				
REFRIGERATOR \$25.00				
CABINETS \$ 5.00 EACH				
LIGHT FIXTURES \$ 2.00 EACH				
SINKS \$ 7.00 EACH				
DISHWASHER \$ 5.00				
BATHTUB / SHOWER \$25.00				
BATHTUB / SHOWER **EXTRA DIRTY** \$50.00				
VACUUM CARPETS \$10.00 EACH				
SHAMPOO CARPET \$50.00 PER ROOM				
TOILETS \$25.00 EACH				
WINDOWS \$ 5.00 EACH				
BASEBOARDS \$15.00 PER ROOM				
HVAC VENTS / RETURNS \$3.00 EACH				
BLINDS \$15.00 EACH				
MIRRORS \$10.00 EACH				
KITCHEN COUNTERS \$10.00				
BATHROOM COUNTERS \$10.00				
WALLS \$25.00 PER ROOM				
CEILING FANS \$5.00 EACH				
TRASH REMOVAL \$35.00 AND UP *Interior & Exterior*				
CLEAN OUT TOILET, SINK, BATH DRAIN \$25.00				
General Maintenance				
CLEAN OUT TOILET, SINK, BATH DRAIN \$25.00  REPLACE KEYS \$25.00				
LOCKOUT \$25.00 *First Occurrence Free				

Most Common Cleaning Charges
TURNOVER LABOR \$25.00 PER HOUR
FULL CLEANING (1BD) \$150.00 & UP
FULL CLEANING (2BD) \$185.00 & UP
FULL CLEANING (3BD) \$200.00 & UP
FULL CLEANING (HOUSE) \$230.00 & UP
OVEN \$25.00
REFRIGERATOR \$25.00
BATHTUB / SHOWER \$25.00
VACUUM CARPETS \$10.00 EACH
TOILETS \$25.00 EACH
BASEBOARDS \$15.00 PER ROOM
HVAC VENTS / RETURNS \$3.00 EACH
BLINDS \$15.00 EACH
CEILING FANS \$5.00 EACH

Most Common Cleaning Charges

Replacement / Damage Expense
OVEN RACKS \$12.00
MAILBOX KEYS \$25.00
STOVE RINGS \$ 7.00 EACH
DRIP PANS \$ 8.00 EACH
LIGHT BULBS \$ 2.00 EACH
MINI-BLIND REPLACEMENT \$25.00 AND UP
FRIDGE TRAY/SHELVES \$35.00 EACH
ICE TRAYS \$ 2.00 EACH
SCREENS \$25.00 AND UP
SHELVES \$25.00 EACH
DRAPERY \$40.00 AND UP
DOOR KEYS \$25.00
TOWEL BARS \$10.00 EACH
CURTAIN RODS \$15.00 EACH
DRYWALL REPAIR & TOUCH UP \$25.00 & UP
NAIL HOLES \$1.00 EACH
KEYS NOT RETURNED \$50.00 **Entry, Laundry and Interior**
LOCKS & DEADBOLTS \$25.00 EACH
STORM DOOR OPENERS \$30.00 EACH
DAMAGE TO WOODWORK \$25.00
DRAIN STOPPERS \$10.00 EACH **Kitchen / Bath**
WINDOW SCREENS \$15.00 EACH
SMOKE ALARM \$25.00 EACH
SMOKE ALARM BATTERY \$5.00 EACH
LIGHT FIXTURES \$35.00
APPLIANCE KNOB OR DIAL \$15.00
PLUGS / SWITCHES \$35.00 EACH
CRACKED / BROKEN GLASS \$45.00
PLUG / SWITCH PLATES \$2.50 EACH
REFRIGERATOR HANDLE \$65.00
CEILING TILES \$15.00 EACH
DOORBELL \$45.00
PAINTING TOUCHUP \$20.00 PER HOUR
PHONE JACKS \$12.50 EACH

Major Expenses					
TURNOVER LABOR \$25.00 PER HOUR					
CARPET \$2.25 / SQ FT **NEW**					
CERAMIC TILE \$8.00 / SQ FT **NEW**					
VINYL / LINOLEUM \$6.00 / SQ FT **NEW**					
LAMINATE FLOORING \$7.00 / SQ FT **NEW**					
HARDWOOD FLOORING \$10.00 / SQ FT **NEW**					
PAINTING \$200.00 PER ROOM					
WINDOWS \$125.00 AND UP					
EXTERIOR DOOR \$275.00					
INTERIOR DOORS \$150.00 EACH					
ENTRY DOOR \$125.00					
STORM DOOR \$175.00					
GARBAGE DISPOSAL \$85.00					
BATHTUB \$250.00					
STOVE \$300.00					
REFRIGERATOR \$500.00					
WASHER \$250.00					
DRYER \$250.00					
BATHROOM SINK / COUNTER \$125.00					
CEILING FANS \$65.00					
MEDECINE CABINET \$75.00					
WALL / SINK MIRRORS \$100.00					
DISHWASHER \$225.00					
TOILET \$150.00					
DRYWALL CEILING \$150.00 & UP					
DRYWALL COMPLETE WALL \$150.00 & UP					
THERMOSTAT \$75.00					

Tenant	Date	Tenant	Date
Tenant	Date	Tenant	Date
Landlord	Date	Landlord	Date