

Schedule of Tenant Charges

Board Approved: __07/17/2026__ Effective: __09/01/2026__

Part # / Description	Item	Price
Standard Bulb	60 Watt LED	\$2
Appliance Bulb	40 Watt	\$4
Bedroom/Hallway Replacement	6" LED Circle Light	\$9
2' Bulb	2' LED Replacement	\$7
4' Bulb	4' LED Replacement	\$6
Smoke Detectors		
A/C with 10yr BB-336606-HDS	Smoke Detector	\$54
10yr Lithium-353337-HDS	Smoke Detector	\$39
A/C with BB-126602-HDS	Carbon Monoxide	\$44
A/C with 10yr BB-336605-HDS	Combination Detector	\$63
A/C with 10yr BB-269125-HDS	Combination Detector w/ Strobe Light	\$231
Bathroom Accessories		
345127-HDS	Elongated Toilet Seat	\$16
345129-HDS	Round Toilet Seat	\$15
818340-HDS	Towel Bar	\$4
818382-HDS	Towel Bar Bracket	\$7
818550-HDS	Toilet Paper Holder	\$7
818700-HDS	Toilet Paper Roller	\$1
Stove Parts		
233750-HDS	6" Burner for Electric Stove	\$18
234000-HDS	8" Burner for Electric Stove	\$17
229825-HDS	6" Drip Bowl	\$3
229850-HDS	8" Drip Bowl	\$4
221899-HDS	MV Oven Knob	\$43
WB03K10202	VF Oven Knob	\$25
Heating		
213608-HDS	MV & LT Thermostat	\$40
213751-HDS	VF & GT Single Pole Thermostat	\$29
214001-HDS	VF & GT Double Pole Thermostat	\$41
253010-HDS	4"x12" Floor Register	\$13
Locksets		
1658854-Lowes	Door Knob Passage	\$12
1658855-Lowes	Door Knob Privacy	\$12
ICSL00 Pioneer Cal-Royal-AAA	Entrance Lockset-MV,VF,LT,55V	\$120
N/A	Replace Core/Per Lockset	\$27
N/A	Replace Core Mailbox w/1 Key	\$29
N/A	Dwelling Key	\$3
N/A	Dwelling Key Card	\$3
N/A	Mailbox Key	\$2
N/A	Lockout	\$42
Flooring/Countertop/Ceiling		
51861-AAA	VCT Floor Tile (per tile)	\$2
N/A	Carpet Rplcmt Per Tenant Damage	\$400
N/A	Linoleum Rplcmt Per Tenant Damage	\$200

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N/A	Countertop Rplcmt Per Tenant Damage	\$50
Random Texture #935A	Ceiling Tile 16pcs/box	\$44
Doors MV & VF		
3068WWEXTDOOR	Entrance Door	\$465
3068PRDOOR	36" Primed S/C Interior Door	\$256
2668PRDOOR	30" Primed S/C Interior Door	\$241
2868PRDOOR	32" Primed S/C Interior Door	\$246
293 ST-AAA	Larson Storm Door-White (Equivalent Replacement)	\$269
293 ST-AAA	Larson Screen Replacement	\$58
293 ST-AAA	Larson Replacement Glass Upper or Lower	\$79
K5007-HD	Storm Door Push Latch	\$11
AAA	Storm Door Hinge Rail	\$45
856765-HDS	Storm Door Closer	\$16
Replacement Glass		
39 3/8" x 19" x 3/4"	LT Replacement Glass	\$97
26" x 19" x 3/4"	LT Replacement Glass	\$70
38" x 22" x 7/8"	MV Replacement Glass	\$100
26 3/4" x 22" x 7/8"	MV Replacement Glass	\$75
6" x 10" x 1/2"	MV Entrance Door Replacement Glass	\$112
VF Windows		
1628174	VF 3456 Lower Window Sash	\$400
1628064	VF 3446 Upper Window Sash	\$336
1628156	VF 3052 Lower Window Sash	\$347
1628052	VF 3052 Upper Window Sash	\$347
1628148	VF 3032 Lower Window Sash	\$280
1628044	VF 3032 Upper Window Sash	\$280
1622259	VF Screen Replace 3456	\$120
1622248	VF Screen Replace 3052	\$102
1622242	VF Screen Replace 3032	\$79
1610247	VF 3456 Combo Storm Unit	\$343
1610238	VF 3052 Combo Storm Unit	\$290
1610234	VF 3032 Combo Storm Unit	\$222
1622859	VF 3456 Storm Window Lower Sash	\$196
1622848	VF 3052 Storm Window Lower Sash	\$160
1622842	VF 3032 Storm Window Lower Sash	\$132
1622456	VF 3446 Storm Window Upper Sash	\$127
1622448	VF 3052 Storm Window Upper Sash	\$130
1622442	VF 3032 Storm Window Upper Sash	\$110
	Screen Repair-Any	\$16
Tenant Caused Repairs		
Misc Repairs	Repairs Due To Tenant Damage	Labor and Materials
Contractor Charge	Repairs Due To Tenant Damage	Labor and Materials
	Kilz Primer	\$50
Trash Removal		
Trash Removal	Couch	\$20
Trash Removal	Loveseat	\$20

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Trash Removal	Bicycle	\$10
Trash Removal	Recliner	\$15
Trash Removal	Chair	\$15
Trash Removal	Washer	\$15
Trash Removal	Dryer	\$15
Trash Removal	Entertainment Center	\$15
Trash Removal	Table	\$15
Trash Removal	Air Conditioner	\$10
Trash Removal	Television	\$10
Trash Removal	Microwave	\$10
Trash Removal	Dresser	\$10
Trash Removal	Walker	\$10
Trash Removal	Bookshelf	\$10
Trash Removal	Per/Bag Of Trash	\$10
Trash Removal	Mattress	\$25
Trash Removal	Boxspring	\$20
Trash Removal	Bedframe	\$20
Trash Removal	Miscellaneous	\$10
Trash Removal	Minimum Dump Fee@MSW	\$15
Shopping Cart	Returned Shopping Carts	\$20
Mattress Encasements		
Encasement	Mattress King	\$32
Encasement	Mattress Queen	\$25
Encasement	Mattress Full	\$25
Encasement	Mattress Twin	\$20
Encasement	Boxspring King	\$32
Encasement	Boxspring Queen	\$25
Encasement	Boxspring Full	\$25
Encasement	Boxspring Twin	\$20
Labor Rates		
Labor	After Hours	\$42
Labor	Regular Business Hours	\$27
Labor	Cleaning	\$20
Refuse Materials		
32 Gallon	Trash Can	\$24
32 Gallon	Recycle Can	\$18
33 Gallon-Case 125 Bags	Clear Bags	\$45
33 Gallon-Roll of 25	Clear Bags	\$10
Miscellaneous		
	Unauthorized Utility Switch	\$20
LT Seasonal 1x Payment	Air Conditioner Install	\$50
	Online NSF Processing Fee	\$9.95

NSF PROCESSING FEE- BASED ON FEE CHARGED BY PROVIDER AND IS SUBJECT TO CHANGE
LABOR RATES SUBJECT TO CHANGE ANNUALLY IN JULY