



**D'ALESSANDRO
HOUSE BUYERS**



**RESIDENT
HANDBOOK**

2016

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D'ALESSANDRO HOUSE BUYERS

RESIDENT HANDBOOK

INTRODUCTION

You have signed a lease agreement acknowledging that you, your family, and guests will comply with all policies included herein. Changes to our policies will be stated in our newsletter or within special notices. We appreciate your compliance to our rules and regulations and encourage you to advise us in the event that any of your neighbors are not in compliance with these rules.

Your apartment/house was designed and intended for reasonable residential use. It was designed to comply with all applicable building codes at the time of construction. These building codes, we believe, assume certain types of reasonable use of an apartment. Unreasonable use of your apartment such as very large gatherings of people, having excessive or heavy machinery or furniture, etc., may exceed design criteria. For your safety, the safety of your guests and other residents in the building, unreasonable use of your apartment must be avoided.

MANAGEMENT OFFICE

Our Management Office hours are Monday thru Friday between 8:00 AM to 5:00 PM. Our Management Office is located at 753 Genesee Street, Rochester, NY 14611.

Management Office: **(585) 302-4297**

Service Requests (during office hours): **(585) 302-4297** Option 3.

Emergency Service Requests (after hours): **(585) 302-4297** Option 2.

All Other Emergencies: Call **911**

NEIGHBORHOOD INFORMATION

Please find below some important phone numbers that you may need at your fingertips. In the event that you require additional information about your new neighborhood, we invite you to contact our office.

Southwest Quadrant Neighborhood Service Center: **(585) 428-7630**

Monroe County Health Department: **(585) 753-5864**

Strong Memorial Hospital: **(585) 275-2100** Emergency Department: **(585) 275-4551**

Animal Control: **(585) 235-2530**

City of Rochester, Residential Refuse Collection: **(585) 428-5990**

Rochester Gas and Electric: **1.800.743.2110** (Monday - Friday, 7 a.m. - 7 p.m., excluding holidays)

WHEN THINGS GO WRONG . . . MAINTENANCE SERVICE

DHB provides you with emergency maintenance service 24 hours a day. This means we have someone on call at all times every day of the year. If you have an emergency, call the appropriate number listed in the management office section of this Handbook. A member of our Service Team will be there as soon as possible.

PLEASE NOTE THAT AN EMERGENCY IS ANYTHING THAT IS CAUSING OR HAS THE POTENTIAL TO CAUSE DAMAGE OR HARM.

What Constitutes an Emergency?

- ☞ No hot water
- ☞ No electricity (for reasons other than non-payment)
- ☞ No heat
- ☞ Major overflow from toilet, washing machine, dishwasher, or hot water heater, or any other significant water intrusion
- ☞ Sewer backups
- ☞ Clogged toilet(s) unless there are multiple toilets within the apartment home
- ☞ Frozen pipes
- ☞ No refrigeration
- ☞ Oven and/or Range are not working (if microwave is also not an option or not working)
- ☞ Security-related problems such as vandalism, broken window or door locks
- ☞ Wild animal (for example - bat or snake) in the apartment

Please do not utilize our Emergency Maintenance Service for non-emergency requests.

Our Service Team is continuously striving to provide our residents with the best possible maintenance service. When maintenance is called to your apartment/house for a repair they will be performing preventive maintenance checks in addition to repairing the item requested. We believe this type of program will eliminate many emergency work requests and therefore provide better service for all our residents.

LEASE OBLIGATION

Please be aware that your lease is a legally binding contract. The lease outlines what you can legally expect from DHB and what DHB can expect from you in return. In the lease you have agreed to rent an apartment/house for a specific length of time at a mutually agreed upon rental rate. Since the terms of the lease are binding you cannot arbitrarily reduce the term of the lease by moving or reduce the amount of rent that you have agreed to pay over the term of the lease.

Please note that a **thirty (30) day** written notice does not automatically release a resident from lease obligations during the lease term. Quite fairly, we have the right to take legal action

for damages and rent arising from a premature move or in the event that proper notice has not been given in accordance with the terms of the lease. If you find that you must move, contact a member of our Management Team as soon as possible. We will help you by explaining your obligations and possible alternatives.

RENT PAYMENT

In accordance with your lease, rent is due and payable on the first of each month. Checks should be made payable to DHB or D'Alessandro House Buyers and should be mailed out or dropped off to the Management Office at *753 Genesee Street, Rochester, NY 14611*. **We encourage our residents to utilize our online payment option.**

DHB is pleased to offer a way for you to access your account information online at your convenience.

To create a new account or log into your existing account,

Go to: **<http://residentwebaccess.rentmanager.com>**

Corporate ID: **dhb**

1. On the Resident Login screen, click Create New Account.
2. Enter your phone number on file and account number to verify your account
3. Create a username and password and click continue

While logged into Resident Web Access, click the tabs at the top of the page to:

- ✓ View your open charges
- ✓ Display your transaction history
- ✓ Make a payment
- ✓ Change your password and update personal information
- ✓ Create a new maintenance ticket
- ✓ You can also call 585-302-4297 for Maintenance Service Requests.

Residents agree to pay a late charge of **\$25.00** on rent received after the fifth of each month **REGARDLESS OF WEEKENDS, HOLIDAYS AND/OR POSTMARK**. All payments made must be made by check, money order or pay online. If only a partial payment is made, the late fee will be charged accordingly. To ensure the safety of you and our Team, cash is not accepted.

RETURNED CHECKS

For any returned check, there will be a charge of **\$35.00**, plus a late fee of **\$25.00**, if applicable, for any returned check in addition to applicable bank charges. Please be advised that a CHECK or MONEY ORDER is required to cover returned checks and any associated fees. It is our policy to require payment of rent with certified funds in the event that two (2) checks have been returned.

UTILITIES

All utilities must be transferred into an account in your name on or before the lease commencement date and maintained in your name until your move-out date. A **\$25.00** administrative fee may (in accordance with state and local regulations) be applied to all utility bills received by our Management Office after the beginning date of the lease. The administrative fee will be billed on a monthly basis until the utility is transferred into your name.

In the event that a utility is disconnected, the resident will be responsible for payment of any damages resulting from the interruption of service, including but not limited to frozen pipes and loss of refrigeration. We recommend that you maintain a room temperature of at least 60 degrees in your apartment to prevent pipes from freezing.

RENTERS INSURANCE

PLEASE BE ADVISED THAT D’ALESSANDRO HOUSE BUYERS (DHB) DOES NOT COVER DAMAGE TO YOUR PERSONAL PROPERTY WHETHER BY FIRE, WATER, VANDALISM OR ANY OTHER CAUSE.

We strongly recommend that you obtain a renter's insurance policy to cover any damage to your personal property. Further, the owner's insurance policy does not cover damage to the premises as a result of negligence on the part of the resident.

INSPECTION FORMS/ CONDITION REPORTS

Please complete your Move-in Inspection Form and return it to the Management Office within five (5) days after the commencement of your lease. This list will be used to correct any problems at the start of your lease and to prevent an incorrect charge for damages that were present when you accepted possession of your apartment. Please note that emergency issues will be resolved immediately. The Maintenance Team will address and resolve any non-emergency issues within 30 days.

In the event that the Move-In Inspection Form is not received within the five (5) days after commencement of the lease, DHB assumes the apartment is in perfect condition.

UNAUTHORIZED OCCUPANTS

Only the residents listed on a lease may occupy an apartment. Any non-registered individual is considered to be an unauthorized occupant. Please be aware that no legal recourse is provided either for the residents on the lease or for the leaseholder in the event of damages or non-payment of rent by an unauthorized occupant. Therefore, for the protection of both the resident and DHB, legal proceedings will be initiated against violators. Management has the right to enter the apartment at any reasonable time to verify lease obligations.

ENTRY BY OWNER / MANAGEMENT

DHB maintains the right to enter apartments at any reasonable time to inspect or maintain the apartments/houses. We will always give reasonable notice of the intent to enter an apartment/house except in cases of emergency. Notice will be provided for entry for preventative maintenance (ex. filter changes) with an email or letter.

Please be advised that a request for service or the return of a Move-in Inspection Form provides Management with permission to enter an apartment/house to complete the requested service, no further notice will be required from Owner or Management.

Please rest assured that any time the Service or Management Office Team enter your apartment, the door will be locked when they leave and documentation of their visit will be left in a visible location.

LOCK OUTS

DHB is available with lockout service both during office hours and after hours if you are locked out of your apartment/house. There will be a service fee of **\$35.00** for any calls during business hours, **\$50.00** for any calls after business hours.

DHB will provide with one (1) set of key per resident(s) for each apartment/house. Additional or replacement keys can be obtained from the Maintenance Office for **\$15.00** per set of keys, **\$5.00** per key.

TERMINATION OF A LEASE

A resident's lease may be terminated if there is a breach of the agreement or non-compliance with related policies. Notice of termination can be served to the resident after the first warning of a violation has been issued. In accordance with state and local Landlord & Tenant Act(s), the resident will still be responsible for the total term rent until the lease ends or the apartment is re-rented.

DHB reserves the right to give the resident a **thirty (30) day** written notice prior to the expiration date of the lease in the event that renewal of said lease is not desired.

Additionally, should the resident be late with the rent payment three times within the term of the lease that shall be grounds for termination of the lease, at the option of DHB.

LEASE BUY-OUT

A resident may request a lease buy-out, which consists of a **thirty (30) day** vacating notice, and a lease buy-out fee determined at the time of the request. A resident must have occupied the apartment for at least **three (3) months** before the lease buy-out can go into effect and the **thirty (30) day** notice begins. The resident is required to pay the lease buy-out fee at the time the vacating notice is given, which begins the **thirty (30) day** notice.

The apartment may be vacated at any time after the addendum is signed, the lease buy-out fee has been paid, and all rent has been paid, but it must be vacated no later than the last day of the **thirty (30) day** notice. The resident must sign a vacating notice at this time, verifying the date of move-out and a lease addendum which states the new lease expiration date.

CHANGE OF RESIDENT/ROOMMATE

A roommate change is when one or more, but not all, of the original residents wish to transfer their responsibility for an apartment to another individual. A lease commits you to responsibility for a specified length of time. We do allow changes, however, only if certain prerequisites are met. A processing fee is required for all forms to be signed and transactions completed. All persons involved (i.e., outgoing, incoming, and remaining residents) must be present in the Management Office, collectively, before any steps are taken to activate the process.

When DHB has approved a change on a lease, the following must occur: both incoming and remaining resident(s), for the lease term, must sign a new or amended lease.

The Management Office considers any resident change as a legal transaction and it will be handled as such. The security deposit may never be reduced below the amount on the original lease. The remaining resident(s) and the new resident(s) entering on an existing lease accept responsibility for all damage and cleaning charges (including pet). **IT IS THE RESPONSIBILITY OF RESIDENT(S) TO MAKE SECURITY DEPOSIT SETTLEMENTS AMONG THEMSELVES.**

The outgoing resident(s) must fill out the Resident Change Addendum. The remaining and incoming residents must sign a Resident Addition Addendum and pay all monies due to authorize name changes on the lease. All rent, late fees, etc. must be brought up to date before the resident change is approved. The outgoing resident(s) must turn in keys to the Management Office, unless other arrangements have been made. All necessary forms can be acquired at the Management Office. Please contact us for details.

PET POLICY

Pets are welcome at DHB (3 pet max. per apartment/house), provided the appropriate refundable pet fee and application. The monthly fee is a non-refundable fee and no portion of the fee will be returned to the resident(s) after the apartment/house has been vacated regardless of the condition of the apartment. All repairs or damage made during occupancy must be paid in certified funds at the time of the repair.

All Residents who have signed the Lease Contract and the Pet Registration Form will be jointly and severally liable for any and all damages caused by the animal or pet. This includes damage to another person's property or injury to another person, as well as damage to the premises.

Residents are responsible for the animal's actions at all times. The following rules were established to ensure animals or pets do not prevent any resident from enjoying the comforts of their apartment/house and community. Failure to follow these regulations may result in Management revoking the Resident's right to have a pet on the premises or fines.

Animals or pets may not be left in the apartment, unattended for a period of time considered inhumane to the animal, or leave the animal on the patio, balcony, or in common areas unattended.

Dog Specific Rules – Dogs are only allowed to defecate or urinate in areas away from the apartment/house. **THE RESIDENT IS RESPONSIBLE FOR CLEANING UP ANIMAL WASTE. FAILURE TO DO SO WILL RESULT IN A \$50.00 PENALTY.** This will be charged to the resident's account and is due immediately.

Any damage to landscaped areas will be the sole responsibility of the resident.

DOGS MUST BE KEPT ON A LEASH AT ALL TIMES.

The following breeds are restricted: **Pit Bull Terrier, Staffordshire Terrier, Rottweiler, German Shepard, Presa Canarios, Chow Chow, Doberman Pinscher, Akitas, Wolf-Hybrids, Mastiff, Cane Corsos, Great Dane, Alaskan Malamutes, Siberian Husky, Boxer, Tosa Inu, American Bandogge.**

No resident or visitor may have any of these breeds within the apartment/house. A letter from the dog's veterinarian stating the dog is no more than 50% of the restricted breed is required for mixed breeds containing one of the restricted breeds. Mixed breeds containing more than one of the restricted breeds will not be approved.

Cat Specific Rules – Cat urine is extremely difficult to remove from carpets, walls and other porous materials inside the premises. All cats must utilize a litter box, preferably with a hood to protect the walls and baseboards from the damage associated with cat urine.

If, in the opinion of management (based on reasonable complaints), the animal becomes a nuisance or exhibits aggressive behavior, the animal must be removed immediately upon receipt of written request or legal action will be initiated.

Only the following animals are allowed in the premises: **Dogs, cats, fish, birds, pet mice, hermit crabs, hamsters, gerbils and guinea pigs.** Dogs and cats must be housebroken. Any animal other than a cat or dog must be caged. Barnyard animals and reptiles are prohibited.

Management reserves the right to restrict fish tanks to a maximum weight of 20 gallons on upper levels and no more than 50 gallons on the ground level of each building. If approved by Management, residents with fish tanks exceeding 50 gallons must list DHB as additionally insured on their renter's insurance policy.

A **\$200.00** refundable deposit will be required for fish tanks over 50 gallons.

Management may add additional rules at any time and agrees to notify Resident(s) in writing. Additional rules DHB may apply will be listed in a separate addendum and/or lease contract.

GARBAGE DISPOSAL

For garbage disposal, the containers should be wheeled to the curb by 6:30 a.m. on collection day specified for your area. All containers should be removed from the sidewalk and/or the curb or alongside the roadway within twenty-four (24) hours after collection and returned to the storage area at the rear or side yard of the premises. The containers should not be left on the curb more than twenty-four (24) hours before or after the collection day.

In the event of a ticket being issued by the City of Rochester, DHB will notify the resident(s) to clean up premises/remove containers as applicable. If we receive a second notification from the City, our Maintenance Team will provide with a cleanup service and/or remove the containers to the storage area. A service fee of **\$25.00** and additional ticket fees, if applicable, will be charged to the residents' accounts.

VISITORS AND GUESTS

Residents are responsible for all actions of their occupants, visitors, and guests and should review pertinent policies and regulations with their visitors and guests.

SMOKE DETECTORS

The smoke detectors within your apartment/house are installed to provide early warning against smoke. If your alarm should go off and there is no smoke or if the detector beeps repeatedly, please call the Maintenance Line to request service. Our Service Team will be happy to replace worn out batteries at no charge.

Residents are responsible for maintaining smoke detectors under state and local law and in accordance with the lease agreement.

The smoke detector will be in operation at the time of move-in; thereafter, it is the residents' responsibility to notify the Management Office if the detector light goes out. This is for you and your neighbors' protection in the unlikely event of a fire.

DO NOT DISCONNECT YOUR SMOKE DETECTOR!!

Since the law requires that the detectors be in operation at all times, resident(s) could be held liable for unhooking this fixture during their residence while it is in operation. We suggest our residents to help us in maintaining the smoke detector for everyone's safety.

Your cooperation is greatly appreciated.

FIRE SAFETY TIPS

What you do in the first five minutes of a fire can make a difference. Your actions may save your life or the life of your family and neighbors. First, determine if everyone is out of the apartment. Call 911. Retreat to a safe distance and above all, **DO NOT PANIC**.

Fires rise and spread through open doors and stairways. If it is safe to do so, close all doors on the way out of your apartment. However, leave the door unlocked so that the Fire Department may enter to control the fire.

"An ounce of prevention is worth a pound of cure." Remember, fire thrives on fuel and air. If you can safely remove one of these elements, you can help stop the fire.

No resident is allowed to keep gasoline or other combustible materials in their apartment or are permitted to do anything that would increase the possibility of a fire (i.e., keep motorized vehicles in building or on patios, cooking on your porch, etc.).

Above all, you can prevent fires by taking these simple precautions:

1. Make sure matches and cigarettes are completely cold before they are discarded.
2. Keep matches out of the reach of children.
3. DO NOT SMOKE INSIDE THE APARTMENT/HOUSE.
4. Never throw water on a grease fire occurring on the stove or in the oven. Only use baking soda or keep a fire extinguisher close to the kitchen.

SNOW REMOVAL

Snow removal is a shared responsibility between the residents and the staff. Our team works very diligently to remove snow and ice from the driveways and parking lots. We recommend that residents a broom, snow shovel, ice scraper and de-icer on hand to personally remove snow from their vehicles, sidewalks and stairways.

Although our team is the best around, we cannot be everywhere at once so please be patient when calling about snow removal requests. Please park your cars at least 3 feet from the curb when weather predictions include snow accumulation. This will help our snow and ice removal team when clearing the sidewalks and making them safe for passage. Additionally, please report any extremely hazardous areas to the Management Office.

GOING OUT OF TOWN?

If you have occasion to be away from home on vacation or just out for a few days, please remember:

- ✓ Do not leave a key hidden for any reason.
- ✓ Discontinue or hold newspaper deliveries while you are out of town.
- ✓ Advise the Management Office of your plans and where you can be reached.

If your neighbor is away and you notice unusual activity or persons loitering, please contact the Police Department and/or the Management Office immediately.

PEST CONTROL/EXTERMINATOR SERVICE

If you wish to request service in your apartment/house for a specific complaint, please contact the Management Office. Please note that extermination will not always take effect

immediately. Often, there is increased activity for a 48-hour period after extermination. The chemicals used to treat most common pests will last for 60-90 days.

Some pests require several treatments. In the event that you continue to see pests in your apartment 10 days after treatment, please call the Management Office. Please be aware that all apartment/house may receive mandatory routine exterminating. We ask for your cooperation since even if you don't have a problem, your neighbors may be experiencing a problem. Very often the only solution is to exterminate the entire building.

Please be advised that if you request additional service and do not clear the cabinets, there will be a **\$15.00** charge. Upon the second request, if cabinets are not cleared, there will be a **\$20.00** charge, and our team will clear the cabinets.

HOUSEKEEPING/SERVICE REQUESTS

It is the resident's responsibility to take proper care of the premises. This includes cleaning and promptly reporting any repairs needed to the Management Office. Lack of notification may result in the resident being charged for repairs and replacement due to the delay in reporting.

Management has the right to make repairs, renovations and alterations at reasonable times. If the apartment is damaged in excess of ordinary wear and tear, Management will make such repairs and replacements to return the apartment to its original condition and the resident shall pay the cost.

CARING FOR YOUR APARTMENT/HOUSE

ALTERATIONS

DHB requires written Management approval of all alterations to the apartment/house by resident(s). Should you wish to alter or improve your apartment home, including painting, hanging wallpaper, adding additional shelving or installing additional cable jacks, you must obtain written approval PRIOR to completing the alteration or improvement.

For your knowledge the most frequently requested alterations are listed below. Management reserves the right to approve or deny these alterations in accordance with the lease agreement. Any alterations must be removed and the apartment returned to its original condition upon move-out unless otherwise approved by Management.

- Lock changes or the addition of extra deadbolt locks
- Shelving brackets
- Permanent bolts or hangers
- Any additions to wood doors requiring holes--full-length mirrors, pictures, etc.
- Wall partitions
- Additional 220 wall outlets
- Colored paint on walls
- Mirrors and additional wallpaper

HANGING PICTURES

You may hang pictures, mirrors, etc. on the walls of your apartment/house with picture-hangers. All holes must be properly filled and sealed with spackling compound at move-out. PLEASE do not use glue/foam stickers as they create extensive damage to the wall.

CARPET AND FLOORS

We request that you care for your carpeting and flooring as if it were your own. Regular and proper cleaning is required and it is recommended that you have the carpets shampooed or steam cleaned twice a year.

To keep a carpet looking fresh between cleanings, carpets should be vacuumed twice a week— sometimes more often in high traffic areas. Spots should be cleaned immediately.

The carpet must be clean at move-out excepting normal wear and tear. If the carpet has been shampooed or steam cleaned and is still visibly stained or dirty, you may be charged for additional cleaning(s). In the event that the carpet is damaged beyond repair you will be charged for the replacement of the carpet.

The kitchen and bath floors are vinyl. Solvents should not be used because such fluids loosen and soften the mastic undercoat. Vinyl flooring can be cleaned most successfully with a non-abrasive household cleaner or with soap and water.

WINDOW TREATMENTS

Blinds are included with your apartment/house and will be maintained by our Service Team except for damages due to carelessness or mistreatment. Window treatments (curtains, draperies, valances) can be installed and need to be removed at move-out. Please do not hang blankets, paper or other items in your windows.

BLINDS

For your convenience and privacy, blinds have been installed at all windows in your apartment. In the event that you have any difficulty opening/closing the blinds or problems with the blinds or rods, please call the Maintenance Line.

At move-out, be sure to dust and/or wash the blinds and leave them clean and in place. Please note that you will be responsible for the cost of replacement if they require additional cleaning or are removed or damaged.

PLUMBING FIXTURES

All plumbing fixtures should be used only for the purpose intended. Therefore, no solid articles, disposable diapers, rags, rubbish, or feminine hygiene products should be placed in them. All such waste should be placed in trash containers.

REFRIGERATOR

Clean the interior with a solution of baking soda and warm water. On the exterior of the refrigerator, use a mild soap and warm water. Please do not use scouring powder or strong abrasives inside or out because these will scratch the surface. Use care in cleaning plastic parts; do not wash plastic parts in scalding water or place in hot water directly from a cold refrigerator.

Once a month please remove the bottom grill and clean. Also, remove the plastic drain tray under the refrigerator and wash in warm soapy water.

KITCHEN FIXTURES

It is best to clean the cabinets and the countertops with a non-abrasive household detergent or all-purpose cleanser and water, especially around the handles. Please do not place hot skillets or other hot objects on the countertops, and always use a cutting board for chopping or slicing food to prevent countertop damage.

COUNTERTOPS AND TUB SURROUNDINGS

Please do not use an abrasive cleaner. For stubborn stains, use a good all-purpose, non-abrasive cleaner with a brush. If a stain persists contact the Management Office and one of our cleaning or maintenance staff may be able to advise you.

WALLS

The kitchen and bathroom walls are semi-gloss paint. To clean them, use a mild soap or detergent or recommended wall cleaner, not steel wool or other abrasives. Please do not wallpaper or paint any areas in your apartment without written approval from Management.

STANDARD VACATING CHECKLIST

After your move-out, an inspection of the apartment will take place to assess any damages and apply charges accordingly. Resident(s) have the right to be present at the inspection of the apartment/house. Apartment/house inspections will only occur after the apartment has been fully vacated and all residents turn in all keys and relinquish possession of the premises. Failure to return keys will result in an additional charge of **\$5.00** per key. The costs listed below are reasonable estimates of the actual costs for repairs/replacements. This list does not represent a full list of potential damages and DHB reserves the right to add to or change this list when necessary.

REPAIR/REPLACEMENT PRICELIST

Trash removal: Yard (*dumpster charge by weight)	\$25/hour (*plus dumpster fee where applic)
Trash removal: Property (*dumpster charge by weight)	\$25/hour (*plus dumpster fee where applic)
Clean: Appliances	\$50/stove or fridge \$25/washer or dryer
Clean: Kitchen	\$25-\$150
Clean: Bathroom	\$25-\$100
Clean: Hard Surface Flooring	\$25/room
Clean: Carpeting	\$15/room
Steam Cleaning	Equipment Fee \$75 plus \$100/room
Clean: Windows (Glass, Sash, Frame)	\$15/window
Clean: Walls	\$10/wall
Clean: Baseboards	\$25/room
Clean: Vents	\$10/vent
Repair/Replace: Windows	\$125/sash or \$300/window
Repair/Replace: Walls	\$25-\$300
Repair/Replace: Flooring (Carpet)	\$150/room
Repair/Replace: Flooring (Wood)	\$350/room refinish or \$750/room replacement
Repair/Replace: Flooring (Vinyl)	\$450/room
Repair/Replace: Blinds	\$10/blind
Repair/Replace: Towel Bars	\$35/bar
Repair/Replace: Light Fixtures	\$35
Repair/Replace: Smoke Detectors (battery/hard wired)	\$10/\$40
Repair/Replace: CO2 Detectors	\$35
Repair/Replace: Doors (Interior)	\$50/\$150
Repair/Replace: Doors (Exterior)	\$75/\$350
Replace: Door Knob	\$25
Repair/Replace: Appliance Parts	\$45+ based on specific part
Paint: Walls	\$25/wall
Paint: Trim	\$50/room
Paint: Basement Floor	\$100
Paint: Basement Walls	\$25/wall
Odor Removal Treatment	\$50 and up
Keys Not Returned:	\$5/key
Remaining in residence after lease ends at 11:00Am on last of lease	\$25/half hour