

Cheyenne Housing Authority MAINTENANCE CHARGE SCHEDULE

As described in the Tenant's lease, the Authority charges Tenants for the cost to repair Tenant damage in excess of normal wear and tear. Examples of the types of charges for Tenant-Caused Damage are listed below.

RANGES	
Cleaning	75.00
Replacement	450.00
Replace burner element 6"	25.00
Replace burner element 8"	30.00
Replace drip pan 6"	12.00
Replace drip pan 8"	14.00
Replace oven rack	42.00

RANGE HOOD	
Cleaning	45.00
Replacement	105.00
Filter replacement	45.00
Range hood knob	32.00

REFRIGERATORS	
Clean	68.00
Replace	660.00
Replace shelf bars	80.00
Replace door skin - includes molded shelf, butter dish	225.00
Replace crisper drawer	100.00
Replace door handle	80.00
Replace shelf	100.00
Disposal of refrigerator	85.00

PLUMBING REPAIRS	
Unstop drain - using machine	75.00
Unstop drain – using plunger or chemical	45.00
Unstop drain (after hours) - using machine	113.00
Unstop drain (after hours) - using plunger or chemical	96.00
Unstop toilet drain - pull stool	96.00
Unstop toilet drain - pull stool after hours	144.00
Toilet replacement - non-pressure model	250.00
Toilet replacement - pressure/low flow model	475.00
Toilet replacement – non-pressure model (after hours)	310.00
Toilet replacement - pressure/low flow model (after hours)	525.00
Replace aerator	10.00
Replace sink strainer	18.00
Replace outdoor wall hydrant	125.00

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Toilet seat replacement	50.00
Towel rack replacement	65.00
Medicine cabinet replacement	190.00
Shower head replacement	45.00
Shower rod replacement	45.00
Toilet paper holder, replacement	15.00
Bathroom sink, rehang	55.00
Kitchen sink, replace	180.00
Replace sink stopper	22.00
Replace ball valve	60.00
Replace flush handle	35.00
Replace bath vanity	200.00
Water heater replacement	730.00

ELECTRICAL	
Switch replacement	28.00
Outlet replacement	28.00
Replace GFI outlet	42.00
Replace fuse/reset breaker	40.00
Replace fuse/reset breakers (after Hours)	96.00
Furnace, replace thermostat	48.00
Smoke/CO detector replacement	89.00
Ceramic pull chain fixture replacement	35.00
Outlet/switch cover replacement (single)	14.00
Outlet/switch cover replacement (double)	15.00
Replace globe/diffuser on light fixture	28.00
Replace LED light bulb	15.00
Doorbell chime, replace	50.00
Porch light fixture replacement	38.00
Replace LED light fixture	70.00
Replace heat detector	225.00

DOORS AND LOCKS	
Replace (fire rated door)	840.00
Replace (solid core entry door)	340.00
Replace exterior door jamb	140.00
Replace (solid core slab door)	250.00
Replace interior door	95.00
Replace interior door jamb	85.00
Replace exterior door lock	166.00
Replace exterior back set	40.00
Rekey entrance lock (1st lock)	45.00
Rekey entrance/mailbox lock (additional lock each)	40.00
Additional/replacement key (each)	9.00

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Replace finger pull knob	5.00
Lock out	50.00
Lock out (after hours)	115.00
Garage door, replace single	800.00
Garage door, replace double	1,225.00
Garage door opener, replace remote	50.00
Replace storm door	280.00
Replace storm door closure	50.00
Replace storm door chain	35.00
Replace storm door closure w/chain	60.00
Replace storm door latch	55.00
Replace door guides	40.00
Install/Replace deadbolt exterior door lock	85.00
Passage door lock replacement	50.00
Install deadbolt 1st lock	100.00
Install deadbolt additional lock	75.00
Replace storm door hinge	75.00
Replace key FOB	50.00
Replace closet rod	75.00

GLASS AND WINDOW REPAIRS

Replace screen only	55.00
Replace screen and frame	75.00
Window blind replacement (each)	40.00

HEATING

Replace missing floor or wall vent diffuser	50.00
Replace dryer vent	45.00
Replace crawl space vent	40.00
Replace base board heat register	85.00

FLOOR COVERING

Clean carpet (each room/hallway)	45.00
Replace luxury vinyl planks	Labor + Materials
Charge for replacement cost of sheet vinyl and carpet is prorated based upon the serviceable life of those items listed below. See Proration Examples at end of Maintenance Charge Schedule.	100% Proration
Replace sheet vinyl (serviceable life = 10 years or 120 months)	\$24.00 sq/yd
Replace carpet (serviceable life = 10 years or 120 months)	\$23.00 sq/yd

PAINT

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Charge for new paint is prorated based upon serviceable life of 10 years or 120 months. See Proration Examples at end of Maintenance Charge Schedule.	100% Proration
Paint unit, Studio	Not listed 350.00
Paint unit, 1 bedroom	450.00
Paint unit, 2 bedroom	550.00
Paint unit, 3 bedroom	750.00
Paint unit, 4 bedroom	850.00
Paint unit, 5 bedroom	1100.00

WASTE AND HAZARDOUS WASTE DISPOSAL	
Pickup load for dump per truck load (includes landfill, tarp, and mileage fees)	120.00
Removal of oversized items (i.e. hide-a-beds, king size mattress, china cabinets, freezer/frig) cost is per item removed from unit - doesn't include disposal fee	35.00
Removal of lawnmowers and other gas-operated equipment	45.00/each
Roll off 15 Yard Disposal fee	493.00
Oil disposal (per quart)	8.00
Anti-freeze disposal (per quart)	8.00
Battery disposal (each)	20.00
Tire disposal 16" or less	15.00
Tire disposal w/rim 16" or less	25.00
Cleanup and removal of top soil after oil spill (additional charge for time and materials may apply)	40.00
Cleanup of concrete stained with oil	35.00 sq/ft
Removal of aerosol paint cans or caustic household chemicals including pesticides (per 16oz container)	8.00
Removal of paint cans (quart)	8.00

YARD REPAIRS	
Mow Grass (Minimum of 2 hours)	100.00
Mow Grass (each additional hour)	50.00
Yard watering (Minimum of 2 hours)	100.00
Yard watering (each additional hour)	50.00

SNOW REMOVAL	
Snow removal (Minimum of 2 hours)	100.00
Snow removal (each additional hour)	50.00

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MISCELLANEOUS	
Replace or dispose of fire extinguisher	50.00
Replace Down spouts (each)	51.00
Walls patch, (each) (less than 6 " diameter)	110.00
Walls patch, (each) (greater than 6" diameter)	150.00
Kitchen cabinet, inspection and adjustment	Labor + Materials
Kitchen cabinet surface refinishing	Labor + Materials
Kitchen cabinet repair	Labor + Materials
Kitchen drawer or face replacement	105.00
Replace drawer guides	50.00
Replace countertop	35.00 per linear ft.
Small electronics disposal (each) (mixer/toaster/radios)	28.00
Electronics disposal (each) (TV, microwaves, computers)	55.00
Large electronics disposal (each) freezers/AC units/refrigerators	85.00
Satellite dish removal (improper or unauthorized installation)	70.00 + Materials
Fence Repair or disposal	Labor & Materials
No defect (e.g. invalid work order requests, where no damage, defect or wear and tear exists)	Flat rate of 1 hour (see Hourly Rates below)
Trip charge (e.g. when unit entry is denied for a requested work order or scheduled inspection)	Flat rate of 1 hour (see Hourly Rates below)
Contract repaired items	Repair cost + \$50.00 admin

EXCESS UTILITY CHARGE	
At developments where utilities are provided by the Authority, Tenant shall be charged and obligated to pay for excess utility consumption due to the operation of major tenant-supplied appliances such as air conditioners, freezers, and extra refrigerators. Tenant shall also be charged and is obligated to pay for excessive use of any Authority supplied utility that is determined by the Authority to be above normal consumption for similar type units. This charge does not apply to utilities paid by the Tenant directly to a utility supplier. Appliance / Unit installation must be approved by CHA to prior use.	21.00/Month

HOURLY MAINTENANCE RATE	
Normal business hours	50.00
After-hours/overtime	70.00

NOTES:

- All items not listed will be charged based on time and materials required to perform the work
- The cost of cleaning a unit that has been smoked in is typically 2-7 times more expensive than cleaning a unit that has never been smoked in

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PRORATION EXAMPLES:

Carpet or Sheet Vinyl Flooring:

In January 2000 new carpeting was installed in a unit. The life expectancy of the carpet is 10 years or 120 months, therefore CHA would plan to replace the carpet in that unit in December 2010. In January 2003 a family moved into the unit and then moved out 24 months later in December 2005. At move-out, the entire carpet had to be replaced - 5 years or 60 months earlier than planned due to Tenant damage. Therefore, the family would be charged 50% of the cost to install new carpeting. Note that if the carpeting had been in service for 10 or more years at the time the family moved-out, none of the cost of replacing the carpet would be charged to the family.

Paint:

Paint is prorated in the same manner as described in the Carpet or Sheet vinyl example above.

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Charges unique to Wyoming Housing Partnership properties are listed below.

MCGOWEN PLACE APARTMENTS / FOXCREST LIMITED PARTNERSHIP	
Ice Melt Per Pound	0.50
Irrigation / sprinkling system start-up	500.00
Irrigation / sprinkling system winterization	500.00
Irrigation / sprinkling system head replacement	22.00
Lawn mowing	1,000 /Mow
Snow removal (sidewalks and driveways)	350.00/Event

GOLDEN MEADOWS TOWNHOMES	
Ice Melt Per Pound	0.50
Irrigation / sprinkling system start-up	100.00
Irrigation / sprinkling system winterization	150.00
Irrigation / sprinkling system head replacement	22.00
Lawn mowing	150.00/Mow
Snow Removal (sidewalks and private drive)	300.00/Event

PATTISON AVENUE APARTMENTS	
Ice Melt Per Pound	0.50
Irrigation / sprinkling system start-up	70.00
Irrigation / sprinkling system winterization	70.00
Irrigation / sprinkling system head replacement	22.00
Lawn mowing	70.00-/Mow
Janitorial	50.00/week
Snow removal (sidewalks)	50.00/Event
Parking area (when snow accumulation is 2" or more)	55.00/Event