

LEASE ADDENDUM

MINIMUM DAMAGE REPAIR CHARGE SCHEDULE

Listed below are fees that may be applicable upon vacancy of leased property if damages are present and maintenance/cleaning/repairs are necessary.

ITEM	COST
Keys (including all doors) not turned in	\$50.00 for each door lock
Garage door opener not turned in	\$75.00 each
Walls including nail holes, drywall damage, etc	Minimum \$20.00 per wall
Ceilings	Minimum \$25.00 per room
Window screens torn/missing	Minimum \$20.00 each
Replace floor/carpeting	Replacement cost
Replace counter tops	Replacement cost
Replace doors (interior)	Replacement cost
Exterior door/frame repair	Repair cost
Carpet or vinyl/tile damage	Repair cost
Switch covers broken/missing	\$5.00 each
Battery replacement in smoke detectors	\$5.00 each
Light bulbs missing or non working	\$2.00 each
Mini blinds damaged or broken	Replacement cost
Replace vent covers	\$15.00 each
Interior and/or cabinet/closet doors off hinges	\$20.00 each
Faucets/shower heads damaged or missing	Repair or Replacement cost
Repaint walls changed from original color	\$125.00 per room

Tenant is responsible for cleaning apartment/house before vacating. This includes, but is not limited to the appliances (inside and out), bathrooms, walls, woodwork, cabinets, floors, carpeting and windows/window sills.

Carpet must be cleaned by a professional carpet cleaner and a receipt must be provided by tenant or cleaning will be deducted from deposit. Additional charges are outlined below:

Replacement of drip pans on stove	Replacement cost
Trash removal	\$30.00 per item

Labor charges may be additional.

Lessee agrees that the Lessor, at the Lessor's sole discretion may determine whether or not to charge the Lessee for the items listed above. Lessor, at Lessor's discretion, may charge the Lessee additional fees for any other broken, damaged, abandoned, or soiled items not mentioned on the above list.