

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 | 100 75.00 |
| Replacement | 550 525.00 |
| Replace burner element 6" | 25.00 |
| Replace burner element 8" | 30.00 |
| Replace drip pan 6" | 15 12.00 |
| Replace drip pan 8" | 20 14.00 |
| Replace oven rack | 42.00 |

| RANGE HOOD | |
|--------------------|------------|
| Cleaning | 60 50.00 |
| Replacement | 140 125.00 |
| Filter replacement | 45.00 |
| Range hood knob | 32.00 |

| REFRIGERATORS | |
|--|------------|
| Clean | 100 75.00 |
| Replace | 660.00 |
| Replace shelf bars | 115 100.00 |
| Replace door skin - includes molded shelf, butter dish | 225.00 |
| Replace crisper drawer | 140 120.00 |
| Replace door handle | 100 90.00 |
| Replace shelf | 120.00 |
| Disposal of refrigerator | 150 90.00 |

| PLUMBING REPAIRS | |
|--|----------|
| Unstop drain - using machine | 90 85.00 |
| Unstop drain – using plunger or chemical | 60 50.00 |
| Unstop drain (after hours) - using machine | 125.00 |
| Unstop drain (after hours) – using plunger or chemical | 110.00 |
| Unstop toilet drain - pull stool | 110.00 |
| Unstop toilet drain - pull stool after hours | 155.00 |
| 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 |

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|--|-----------------------|
| Replace outdoor wall hydrant | 125.00 |
| Toilet seat replacement | 50.00 60 |
| Towel rack replacement | 65.00 |
| Medicine cabinet replacement | 190.00 |
| Shower head replacement | 55.00 |
| Shower rod replacement | 45.00 |
| Toilet paper holder assembly replacement | 30.00 |
| Toilet paper rod replacement | 15.00 |
| Bathroom sink, rehang | 55.00 60 |
| Kitchen sink, replace | 180.00 |
| Replace sink stopper | 22.00 25 |
| Replace ball valve | 60.00 |
| Replace flush handle | 35.00 |
| Replace bath vanity | 200.00 300 |
| Water Heater Replacement | 730.00 750 |

| ELECTRICAL | |
|---|---------------------|
| Switch replacement | 28.00 30 |
| Outlet replacement | 28.00 30 |
| Replace GFI outlet | 42.00 |
| Replace fuse/reset breaker | 50.00 60 |
| Replace fuse/reset breakers (after Hours) | 96.00 |
| Furnace, replace thermostat | 60.00 |
| Smoke/CO detector replacement | 115.00 |
| 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) | 875.00 1,400 |
| Replace (solid core entry door) | 375.00 400 |
| Replace exterior door jamb | 140.00 |
| Replace (solid core slab door) | 250.00 |
| Replace interior door | 405.00 120 |
| Replace interior door jamb | 95.00 |
| Replace exterior door lock | 166.00 |
| Replace exterior back set | 40.00 |

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| | |
|--|---------------------|
| Rekey entrance lock (1 st lock) | 60.00 |
| Rekey entrance / mailbox lock (additional lock each) | 50.00 |
| Additional replacement key (each) | 10.00 |
| Replace finger pull knob | 25 5.00 |
| Lock out | 70.00 |
| Lock out (after hours) | 125.00 |
| Garage door, replace single | 1,000.00 |
| Garage door, replace double | 2,000.00 |
| Garage door opener, replace remote | 60 50.00 |
| Replace storm door | 300.00 |
| Replace storm door closure | 50.00 |
| Replace storm door chain | 35.00 |
| Replace storm door closure with chain | 85 60.00 |
| Replace storm door latch | 55.00 |
| Replace door guides | 50.00 |
| Install/replace deadbolt exterior door lock | 85.00 |
| Passage door lock replacement | 50.00 |
| Install deadbolt 1 st 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) | 50 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 | 120 85.00 |

| FLOOR COVERING | |
|--|---------------------------|
| Clean floor including LVP (each room/hallway) | 50.00 |
| 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 luxury vinyl (serviceable life = 20 years or 240 months) | 32 24.00 sq/yd |
| Replace carpet (serviceable life = 10 years or 120 months) | 30 23.00 sq/yd |

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| PAINT | |
|---|----------------|
| 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 | 400 350.00 |
| Paint unit, 1 bedroom | 500 450.00 |
| Paint unit, 2 bedroom | 600 550.00 |
| Paint unit, 3 bedroom | 800 750.00 |
| Paint unit, 4 bedroom | 900 850.00 |
| Paint unit, 5 bedroom | 1,150 1100.00 |

| WASTE AND HAZARDOUS WASTE DISPOSAL | |
|---|-------------|
| Pickup load for dump per truck load (includes landfill, tarp, and mileage fees) | 180 140.00 |
| 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 | 60 50.00 |
| Removal of lawnmowers and other gas operated equipment | 60 50.00 |
| Roll off 15 Yard Disposal fee | 493.00 |
| Oil disposal (per quart) | 10 8.00 |
| Anti-freeze disposal (per quart) | 10 8.00 |
| Battery disposal (each) | 20.00 |
| Tire disposal | 40 15.00 |
| Tire disposal w/rim | 50 25.00 |
| Cleanup and removal of top soil after oil spill (additional charge for time and materials may apply) | 60 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) | 12 8.00 |
| Removal of paint cans (quart) | 12 8.00 |

| YARD REPAIRS | |
|--------------------------------------|------------|
| Mow grass (minimum 2 hours) | 120 100.00 |
| Mow grass (each additional hour) | 60 50.00 |
| Yard watering (minimum 2 hours) | 120 100.00 |
| Yard watering (each additional hour) | 60 50.00 |

| SNOW REMOVAL | |
|-------------------------------------|------------|
| Snow Removal (Minimum 2hrs) | 120 100.00 |
| Snow Removal (Each additional hour) | 60 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 and 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 + 60 50 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 RATE – 1 hour minimum | |
|-------------------------------------|---------------------|
| normal business hours | 60 50.00 |
| after-hours/overtime | 80 70.00 |

NOTES:

- All items not listed will be charged based on time and materials required to perform the work

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- 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.

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.