

# SOUTH DAKOTA RESIDENTIAL LEASE AGREEMENT

Owner(s): \_\_\_\_\_

Date: \_\_\_\_\_

1. **BETWEEN RESIDENT(S)** \_\_\_\_\_  
and **OWNER** \_\_\_\_\_ for Rental Property at \_\_\_\_\_, South Dakota, for use as a private residence only.

2. **INITIAL LEASE TERM:** The initial term of the lease shall commence on \_\_\_\_\_ and end on \_\_\_\_\_.

**PROVISIONS:** \_\_\_\_\_  
\_\_\_\_\_ **Initials:** \_\_\_\_\_

3 **OTHER MATERS AFFECTING LEASE TERM:** This contract will be automatically renewed in a month-to-month basis (beginning with the first day of the month) unless written notice of termination is given by either party on or before the first day of the month at last two full calendar month before the end of the above lease term or unless another rental contract is signed by both parties. If commencement of occupancy of the premises is delayed because of construction or prior resident's holding over, owner/Management shall not be liable to resident for such delay, and the contract shall remain in force subject to the following conditions: (1) rentals shall be abated on a daily during delay, and (2) resident may terminate by giving notice in writing to Owner/Management no later than the third day of delay, whereupon resident shall be entitled only to refund of deposit(s). Such conditions shall not apply to cleaning and repair delays.

4. **NOTICE:** At least two full calendar month's written notice of intent to vacate must be given to Owner/Manager's representative prior to move-out at the end of the above lease term and any renewal or extension period. This means that such notice given June 15, for example, would require that the rent be paid in full through July 31st. In the case of a lease having been renewed on a month-to-month basis as set forth in paragraph 3 hereof, notice of rent increase or other modification of terms of the lease shall be given at least two full calendar month prior to the expiration of the initial lease term or any extension period as set forth in SDCL 43-32-13.

5. **SECURITY DEPOSIT:** Resident agrees that security deposit(s) shall be the total sum of \$ \_\_\_\_\_ payable on or before the signing of this contract. Refunds shall be made in accordance with the attached SECURITY DEPOSIT AGREEMENT which is a part of this contract. The one-month written notice provision in the contract will be strictly enforced. If resident moves out prior to the ending date of the lease term, renewal period, or extension period, resident shall be subject to paragraphs 18 and 19 hereof.

6. **RENT:** Residents with pay \$ \_\_\_\_\_ per calendar month for rental, payable in advance and without demand at owner/manager's or manager's office or as otherwise specified, on or before the 1st day of the month without a grace period. Rent paid after the 1st day of each month shall be deemed as late; and if rent is not paid by the 5th day of each month, resident agrees to pay a late charge of \_\_\_\_\_. Resident agrees to pay a \$ \_\_\_\_\_ charge (SDCL 57A-3-421) for each returned check in addition to late fees. The **prorated rental** from the date of **move-in** \_\_\_\_\_ is \_\_\_\_\_. Resident's right to possession is expressly contingent on the prompt payment, and the use of the premises by resident is obtained only on the condition that rent is paid on time. Owner/Manager **does/does not** (strike one) require that all rent and other sums due be paid in one monthly check rather than multiple checks.

7. **UTILITIES:** Owner will furnish the following utilities \_\_\_\_\_.  
All utilities shall be used for ordinary household purposes only.

8. **THE DWELLING WILL BE OCCUPIED ONLY BY:** \_\_\_\_\_

**Provisions:** No other people shall be added/living in residence without prior written permission. Guest(s) are not permitted to stay more than 3 consecutive nights without prior written permission. Any person to be added/living in the residence more than 14 days must sign lease agreement process. **Resident(s)Initial** \_\_\_\_\_ **Owner/Management Initial** \_\_\_\_\_

9. **PETS:** Residents will not permit a pet, even temporarily, in the premises unless permission is granted in writing by the Owner/Owner's representative. The presence of an unauthorized pet will subject resident to the penalties, damages, deduction and termination provisions set forth in the SECURITY DEPOSIT AGREEMENT. See attachment Pet Agreement Addendum.

10. **SUBLETTING:** Subletting, assignment or securing a replacement will be allowed only upon written approval of Owner/Manager.

11. **CONDITION OF THE PREMISES ON MOVING IN AND MOVING OUT:** When moving out, resident agrees to surrender dwelling in the same condition as when received, reasonable wear excepted. Resident has examined and accepted the dwelling fixtures and/or furniture as is. Resident shall have the right to report defects or damages to Owner/Owner's representative within 24 hours after resident is given possession of the apartment. Resident shall use reasonable diligence in care of the dwelling. Resident may not make any alterations of Owner's property of fixtures; no holes shall be put in the walls, ceilings, woodwork of floors; no water beds, antenna installations, additional phone or TV cable outlets, lock changes or additional locks shall be permitted except by Owner's written permission. Resident will not move Owner's fixtures, furniture and/or furnishing from the apartment for any purpose. When resident moves in, Owner/Manager shall furnish light bulbs of prescribed wattage for dwelling sockets; thereafter, light bulbs will be replaced by resident at resident's expense.

12. **RULES AND REGULATIONS:** Resident, his family and guests will comply with all written rules and regulations furnished to the resident. Owner/Manager may make reasonable rule changes, if in writing and distributed to all residents. Resident agrees that the conduct of himself, his family and guests shall never be disorderly, boisterous or unlawful. See attachment Rules and Regulation.

13. **RESIDENT AGREES TO REIMBURSE OWNER PROMPTLY:** for any loss, property damage or cost of repairs or service (including plumbing trouble) caused by the negligence or improper use by resident, his agents, family or guests. Residents shall be responsible for damage from windows or doors left open. Such reimbursement is due when Owner's representative makes demand. Owner/Manager's delay in demanding damage reimbursements, late-payment charges, pet penalties or other sums due by resident shall not be deemed waiver; and Owner/Manager may demand same at any time, including move-out.

14. **OWNER/MANAGER WILL NOT BE LIABLE:** Owner/Manager will not be liable for any damages or losses to person or property caused by other residents or other persons. Owner/Manager shall not be liable for personal injury or damage or loss of resident's personal property (furniture, jewelry, clothing, etc.) from theft, vandalism, fire, water, rain, hail, smoke, explosions, sonic booms, act of God or other causes whatsoever. Owner/Manager **recommends**(strike one) that Resident secure his own insurance to protect himself against all of the above occurrences.

15. **REPAIRS AND MALFUNCTIONS:** Resident agrees to request that all repairs and services be in writing to Owner/Owner's designated representative, except in an extreme emergency when telephone calls will be accepted. In case of malfunctions of equipment or utilities, or damage by fire, water, or other cause, Resident shall notify Owner/Owner's representative immediately and Owner/Manager shall act with due diligence in making repairs and rent shall not abate during such periods.

16. **WHEN OWNER MAY ENTER:** Owner/Owner's representative or servicemen may enter at reasonable times for the following purposes: requested repairs, extermination, preventative maintenance, emergency safety or fire inspections, showing apartment to building inspectors, fire marshals, mortgage lenders, prospective purchasers, insurance agents or to prospective residents (after lease termination notice has been given).

17. **OWNER/MANAGER'S OBLIGATION:** Owner/Manager agrees to (a) keep all areas of the dwelling in reasonably clean condition; (b) properly maintain hot water, heating and/or air conditioning equipment; (c) abide by applicable state and local laws regarding repairs; (d) make all reasonable repairs, subject to resident's obligation to pay for damages caused by resident, his family, or guests.

**Initial** \_\_\_\_\_  
**Initial** \_\_\_\_\_  
**Owner Initial** \_\_\_\_\_

18. **DEFAULT BY RESIDENT:** If resident fails to pay rent or other lawful charges when due, or if resident fails to reimburse Owner for damages, repairs or plumbing service costs when due, or if resident, his family, guests or other occupants violate this contract of Owner's rule and regulations or applicable state and local laws; or if resident abandons the property or otherwise violates lease; then Owner or Owner's representative may terminate resident's right of occupancy by giving resident three day's notice in writing. Notice may be by mail or personal delivery to resident's apartment. Such termination does not release resident from liability for future rentals. If Owner prevails in any writ of eviction, unpaid rental, charges or damages, resident shall be liable for court costs and reasonable attorney's fees; and all amount shall bear \_\_\_% interest from due date (SDCL54-3-5.1 and 54-3-16). Owner/Manager's may report rental and damage records to credit bureaus for recordation in resident's credit record as permitted according to law.

19. **ABANDONMENT:** Absence from the premises while any portion of the rent is unpaid and leaving property the total reasonable value of which does not exceed one hundred dollars shall give Owner/Manager the right to declare the property abandoned after (10) consecutive days. Absence from the premises while any portion of the rent is unpaid and leaving property the reasonable value of which exceeds one hundred dollars shall give Owner/Manager the right to declare the property abandoned after thirty (30) consecutive days. Abandoned property shall be disposed of pursuant to SDCL-43-32.

20. **GENERAL:** This contract and its attachments are the entire agreement between the parties and resident acknowledges that no other oral or written agreement exists, either expressed or implied. This contract may be modified only in writing signed by all parties. All resident's statements in the rental application were relied upon by the Owner/Manager in executing this contract, and any misinformation therein shall be considered cause for termination by Owner/Manager of resident's right of occupancy. In the event of more than one resident, each resident is jointly and severally liable for each provision of this contract. Each of the undersigned states that he is legal age to enter in to a binding contract for lodging. All obligations there under are to be performed in the county where the apartment is located. Any clause in this contract or attachment hereto declared invalid by law shall not terminate or invalidate the remainder of this contract.

21. **THIS CONTRACT** is executed in multiple =copies, one for the resident(s) and one or more for the Owner/Manager. Attached to each copy hereof is SECURITY DEPOSIT AGREEMENT. A copy of the Owner/Manager's regulations, if any, will be furnished when resident moves in, or earlier if desired. When the MOVE-IN INVENTORY AND CONDITION form is completed after resident moves in, both Owner/Manager and resident shall retain a copy thereof.

22. **KEYS** there will be a charge of \$\_\_\_\_\_ to re-key or replace deadbolts or replace code garage openers in the event a key or opener is lost or damage.

23. **GARAGE DOOR OPEN** There will be a charge of \$\_\_\_\_\_ to replace garage door openers in the event a garage door opener is lost or damage or not returned upon move out or end of lease agreement.

24. **SPECIAL PROVISIONS:** No smoking inside the residence, residents must pick up cigarette buds out side & surrounding your residence. Resident is responsible lawn care, snow removal on drive way, public side walks, front walk, and deck (use side walk salt if needed).

RESIDENT(S) UNDERSTAND \_\_\_\_\_  
CO-OWNER of \_\_\_\_\_  
IS A LICENSED REAL ESTATE BROKER IN SOUTH DAKOTA.

***THIS IS A BINDING LEGAL DOCUMENT—READ CAREFULLY BEFORE SIGNING***

**RESIDENT(S)**  
\_\_\_\_\_  
Date \_\_\_\_\_  
\_\_\_\_\_  
Date \_\_\_\_\_

**OWNER OR OWNER'S REPRESENTATIVE**  
\_\_\_\_\_  
Date \_\_\_\_\_  
\_\_\_\_\_  
Date \_\_\_\_\_

## SECURITY DEPOSIT AGREEMENT

Security Deposit(s):\$ \_\_\_\_\_  
Amount Received : \$ \_\_\_\_\_  
Pet Deposit(s): \$ \_\_\_\_\_  
Amount Received: \$ \_\_\_\_\_

Date: \_\_\_\_\_  
Address: \_\_\_\_\_

This SECURITY DEPOSIT AGREEMENT shall govern refunds of all deposit(s), including deposits for any and all purposes, and shall apply to renewals and extensions of the RENTAL AGREEMENT. The deposit(s) will be refunded only after each and all of the following conditions have been met and after the appropriate deductions, if any, have been made. Refunds, or a written statement showing the specific reason for the withholding of the deposit, will be mailed to the resident(s) within two weeks after the termination of the tenancy and the receipt of the tenant's mailing address or delivery instructions as set forth in **SDCL 43-32-24**.

### CONDITIONS FOR REFUND

- 1. NOTICE:** At least one full calendar month's written notice of intent to vacate must be given to owner's representative prior to move-out at the end of the above lease term and any renewal or extension period. This means that such notice given June 15, for example, would require that rent be paid in full through July 31st. In the case of a lease having been renewed on a month-to-month basis, notice of rent increase or other modification of terms of the lease shall be given at last one full calendar month prior to the expiration of the month as set forth in **SDCL 43-32-13**.
- 2. FULL TERM:** The full term of the rental contract (or any renewal or extension periods) must have ended.
- 3. RENT PAID:** At time of move-out, all rents must be paid in full through the end of the lease term or through the end of the month or any renewal or extension period. Resident may not apply security deposit(s) to rent. Resident agrees that the full monthly rent will be paid on or before the due day of each month, including the last month of occupancy.
- 4. NO HOLDING OVER:** Residents must not stay beyond the date resident is supposed to move out, i.e., beyond the ending date of the lease term, renewal period or extension period, or move-out day given in a two full calendar month's notice.
- 5. FORWARDING ADDRESS:** A written copy of resident's forwarding address or addresses must be left with owner/owner's representative.
- 6. CLEANING REQUIREMENTS:** The residence, including furniture and kitchen appliances, must be cleaned thoroughly. Move-Out Cleaning Instructions (if provided) shall be followed.

### DEDUCTIONS FROM TOTAL SECURITY DEPOSITS

- 7. FAILURE TO CLEAN:** If a resident fails to clean in accordance with the above paragraph, reasonable charges to complete such cleaning shall be deducted, including charges for cleaning carpets, draperies, furniture, walls, etc., soiled beyond reasonable wear.
- 8. FIXED CLEANING CHARGE:** A fixed charge of \$ \_\_\_\_\_ will be deducted in the event special cleaning must be done commercially, professionally cleaned, or by owner's employees. This is applicable only if owner has a fixed cleaning charge. These charges do not relieve residents from the cleaning provisions of paragraphs 6 and 7 above.
- 9. OTHER DEDUCTIONS:** After inspection by owner/owner's representative, appropriate charges will be deducted for any unpaid sums due under the rental contract, including damages or repairs to the apartment or its contents (beyond reasonable wear): insufficient light bulbs; stickers, scratches, burns, stains, or hole, etc., in walls, doors, floors, draperies, carpets, and/or furniture. A charge of \$ \_\_\_\_\_ per unreturned key will be made. Deductions for late payments and returned checks will be as set out in the rental contract.

10. **PET CHARGES:** Pets are not allowed, even temporarily, without permission of owner/owner's representative. If a pet kept on the premises by anyone, without prior written permission, a penalty of \$\_\_\_\_\_ per day will be charged, payable immediately; and in addition, such will be cause to be professionally shampooed, sanitized and defleaed in order to protect future residents from possible health hazard. All damages caused by pets are the responsibility of the resident. PET PER AGREEMENT. See Attachment Pet Agreement Addendum.

11. **SPECIAL PROVISIONS REGARDING SECURITY DEPOSIT** property in "as is" condition per move in inventory, carpets to be professionally cleaned leaving receipt with owner upon move out. \$100.00 will be an additional charged or deducted from security deposit, if garage door opener has not returned upon move out/end of lease agreement.

**ASSIGNMENT OF LEASE**

Assignment of securing a replacement will be allowed only with the written approval of owner. Tenant(s) will be responsible for the following: (a) Cost of advertising; (b) Cost of credit check for new tenant; (c) Any cleaning of the residence to move-in condition; (d) A Re-rental fee of 1/2 months rent; (e) Any other expenses spent on re-leasing the residence.

I/we understand that the security deposit paid will be forfeited if (we) do not move in and do not give written notice of such action within the three (3) days of the date this application is signed. If such notice is given, a \$50.00 processing charge will be deducted from the deposit. Entire deposit will be forfeited after three (3) day period. Should Eastman Real Estate deny my application in accordance with the tenant selection criteria plan, the security deposit will be returned in full. **Initials**\_\_\_\_\_

**RESIDENT(S)**

**OWNER OR OWNER'S REPRESENTATIVE**

\_\_\_\_\_ Date\_\_\_\_\_

\_\_\_\_\_ Date\_\_\_\_\_

\_\_\_\_\_ Date\_\_\_\_\_

\_\_\_\_\_ Date\_\_\_\_\_

\_\_\_\_\_ Date\_\_\_\_\_

\_\_\_\_\_ Date\_\_\_\_\_

## **PET AGREEMENT ADDENDUM**

**(this agreement is attached to and form a part of the Rental Agreement)**

### **Statement of values**

Owner/Management encourage residents to value and enjoy this rental unit as they would their own home and should be given every opportunity to pursue their interests, consistent with the rights of other residents, neighbors and property owners/management. By fostering an attitude of mutual respect and cooperation, our common interest in a safe, pleasant, and well-maintained building is best achieved. Therefore, the Pet Agreement below allows residents who are committed to be responsible pet owners to have a pet and is designed to protect pet owners, non-pet owners and to ensure that the pet receives responsible care; this policy applies to all pets in the building and will be strictly enforced.

### **PERMISSION**

1. Permission to keep a pet is granted by Owner/Management's sole discretion and is subject to the resident strictly following all aspects of this Pet Agreement. Owner/Management's **written approval** and the resident signing a Pet Agreement **Must** be completed before a pet comes into the rental unit. Resident agrees not to harbor any other pet or replace such pets that are not mentioned in this agreement without specific written permission from Owner/Management. In addition, resident agrees that by violation any par of this agreement, Owner/Management reserves the right to termination of residency and subsequent eviction from the premises or shall agree to Owner/ Management revoking permission to keep the pet and demand the pet's immediate removal from the premises. Owner/Management gives permission for the following resident's pet to live with resident in accordance with the Pet Agreement.

**Resident(s) name:** \_\_\_\_\_ **Address:** \_\_\_\_\_

**Type of Pet:** \_\_\_\_\_ **Name:** \_\_\_\_\_ **Age:** \_\_\_\_\_ **Pet Description** \_\_\_\_\_

**Pet References: Name** \_\_\_\_\_ **Relationship** \_\_\_\_\_ **Phone** \_\_\_\_\_

### **RESTRAINT**

2. Pet shall be kept inside resident's rental until under control at all times. Dogs going in and out of house, unit, or building shall be leashed and under the resident's complete control. If an off-leash area has been designated by Owner/ Management on the house, unit, or building, dogs may be taken off-leash in that area provided the resident remains with the dog at all times. Dogs shall never be left alone outside resident's rental unit. (i.e on balcony or patio or tied to a tree).

### **REFUSE**

3. Residents shall be responsible for keeping all areas where their pet is housed clean, safe, and free of parasites including fleas. Soiled cat litter and other animal waste shall be placed in a tied closed biodegradable package placed in a leak of, in a sanitary manner, by resident (**Refer to City Ordinance Sec. 19-49 & 50**)

### **FOOD STORAGE**

4. Resident agrees not leave food or water for their pet or any other animal outside their rental unit, on patio or balcony where it will attract other animals, insects, or rodents, Resident shall be responsible for pest removal, upon demand, if necessary.

### **ACCOUNTABILITY**

5. No pet shall be left alone in resident's residence for a period longer than that, which is appropriate according to the individual pet's needs. While this period may vary depending on the pet in question, management and resident understand that, in general, dog should not be left alone for more 9 hours, and other pets for more than 24 hours, on a regular basis. Pet must be housed off premises if resident is away for more than these hours just mentioned unless owner/management gives written permission. When Owner/management has cause to believe a pet is alone in a residency and either that pet is creating a disturbance or any other emergency situation appears to exist with respect to the pet, owner/management will attempt to contact the resident to remedy the situation. If owner/management is unable to reach the resident, owner/management may enter resident's residence immediately and make any necessary arrangements for the pet's care, including removing the pet and placing it in a temporary home, such as boarding kennel. Resident agrees to accept responsibility and to pay immediately for any damage, loss, or expense caused y the resident's pet. Resident agrees to keep pet from being noisy or aggressive and causing any annoyance Or discomfort to others and shall immediately remedy any complaints made through owner/management.

**HEALTH CARE**

- 6. Residents shall be responsible to keep their pet receiving regular health and veterinary care, including all appropriate shots being current, and for pet to wear identification tags at all times; to be well-groomed and given a healthy diet, Pet shall be maintained in accordance with applicable state and local laws. Resident shall be responsible to follow local ordinances, including leash and licensing requirements.
- 7. Owner/Management **does/does not** require said pet to be **spade/neutered and/or declawed.** (Circle & initial all that

**DEPOSIT/RENT**

- 8. **Pet Deposit:** Resident agrees that a Pet Security Deposit shall be the total sum of \$\_\_\_\_\_ payable on or before the signing of this contract. The Pet Security Deposit is in addition to and separate from the customary Security Deposit collected at the time of residency. The Pet Deposit is fully refundable if owner/management determines there are no damages caused by pet upon resident vacating the premises or permanently relocating the pet. The Pet Security Deposit shall not limit the resident's financial responsibility and resident shall be held liable for damages exceeding the amount of the Pet Security Deposit and regular Security Deposit.

**PROPERTY OWNER SHALL NOT BE LIABLE**

- 9. Resident agrees to hold harmless, indemnify, and defend owner/management against all liability, judgment, expense, (including attorney fees) or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by the resident's pet.

**RESIDENT SHALL BE LIABLE**

- 10. Resident shall be liable and responsible for all damages or injuries caused by their pet and shall immediately pay, upon demand, for any and all costs incurred by owner/management as a result of damage or injury by the pet. Resident, also, agrees that if the cost of repairing any damages caused by the pet exceeds any Pet Security Deposit given, owner/management shall use funds from resident's rental unit Security Deposit to cover the excess; if all or any portion of the Pet Security Deposit or rental unit Security Deposit is used to cover any pet-related damages or expenses incurred by owner/management during resident's occupancy, the resident agrees to **immediately** restore the deposits to their full, original amounts, but not limited to amounts of deposits.
- 11. If requested, resident shall furnish owner/management with a copy of a Comprehensive Personal Liability Policy to cover any loss or injury to other residents, management, visitors, invitees or employees on the lease premises or building or other areas.
- 12. Resident agrees that owner/management reserves the right to update rules and regulations, in owner's/management's judgment, that become necessary to protect the safety, care and cleanliness on the premises and for the preservation of good order therein.

**REFERENCE TO RULES PERTAINING TO PET**

- 13. Resident shall abide by all **City Ordinances.**

\*\*\*\*\*

**I have read, understand and shall agree to the above Pet Agreement in its entirety and shall abide by the terms of this agreement. I especially understand that failure to comply with the terms of this agreement in its entirety shall result in the termination of my residency and subsequent eviction from the premises or shall agree owner/management reserves the right to revoke permission to keep the pet should resident break this agreement.**

\*\*Resident shall provide the following information and promptly notify owner/management, in writing, of any changes:

**Emergency caretaker for pet:** Name \_\_\_\_\_ Phone \_\_\_\_\_

Street Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

**Veterinarian:** Name \_\_\_\_\_ Phone \_\_\_\_\_

Street Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

**Resident** \_\_\_\_\_ **date** \_\_\_\_\_ **Owner/Management** \_\_\_\_\_ **date** \_\_\_\_\_

**Resident** \_\_\_\_\_ **date** \_\_\_\_\_

**LESSOR'S DISCLOSURE OF INFORMATION ON THE PRODUCTION OF METHAMPHETAMINE**

Pursuant to South Dakota Codified Law, in any hiring of a residential premises, any lessor who has actual knowledge of the existence of any prior manufacturing of methamphetamines on the premises shall disclose that information to any lessee or any person who may become a lessee.

**Lessor's Disclosure** (initial)

\_\_\_\_\_ (a) Presence of existence of any prior manufacturing of methamphetamines (check on below):

Lessor has knowledge of the existence of any prior manufacturing of methamphetamines on the property (explain)

\_\_\_\_\_

\_\_\_\_\_

Les-  sor has not knowledge of existence of any prior manufacturing of methamphetamines on the property.

**Certification of Accuracy**

The following parties have reviewed the information above and certify to the best of their knowledge, that the information provided by the signatory is true and accurate.

\_\_\_\_\_  
Lessor Date

\_\_\_\_\_  
Lessee Date

\_\_\_\_\_  
Lessor Date

\_\_\_\_\_  
Lessee Date

Property Address: \_\_\_\_\_





## ADDENUM To LEASE- - - - - MOVE OUT SCHEDULE

### **CLEANING AND REPAIR CHARGES**

If prior to moving you do not clean the items below and leave them in satisfactory working order, the following charges will be deducted from your security deposit, or owed to us if your security deposit is insufficient to cover the charges. You will be charged the listed amount for each instance in which a listed item must be cleaned or repaired. The prices given for them items listed below are average prices only. If owner incurs a higher cost for cleaning or repairing an item, you will be responsible for paying the higher cost. Please note this is **NOT** an all inclusive list; you may be charged for cleaning or repainting items that are not on the list.

### **REPLACEMENT CHARGES**

If any items are missing or damaged to the point that they must be replaced when you move out, you will be charged for the current cost of the item, plus labor and service damages. A representative list of replacement charges is provided below. These are average prices. If owner incurs a higher cost for replacing them, you will be responsible for paying the higher cost. Please note that this is not an all inclusive list; You may be charged for the replacement of items that are not on the list.

#### **RANGE:**

Drip pans (replacement)	\$7.50 each
Replace broiler pan	\$15.00
Clean oven broiler pan	\$20.00
Clean oven racks	\$15.00
Clean vent hood	\$20.00
Damage to range	Parts & labor
Range replacement	Current cost

#### **REFRIGERATOR:**

Defrost and clean	\$25.00
Crisper cover (replacement)	Parts & labor
Crisper bin	Parts & labor
Refrigerator shelf (replacement)	Parts & labor
Refrigerator replacement	Current cost

#### **DISHWASHER:**

Clean inside, door, gaskets	\$15.00
Silverware baskets (replacement)	\$25.00
Racks (replacement)	\$30.00 each
Damages	Parts & labor

#### **KITCHEN:**

Clean cupboards & drawers	\$20.00
Repair chips in cupboards, trim	Parts & labor
Broken cupboards shelves	\$25.00
Broken hinges	\$15.00
Broken drawers	Parts & labor
Disposal (clear)	\$25.00
Disposal (replacement)	Parts & labor
Countertops (repair/replace)	Parts & labor

#### **MISCELLANEOUS:**

Replacement of patio door glass	Parts & labor
Replacement of patio door lock	\$45.00
Repair of patio door screen	\$45.00
Other window (repair)	\$125.00
Other window (replacement)	\$250.00

#### **BATHROOM:**

Clean tub and shower	\$25.00
Clean shower doors	\$25.00
Vanity top (replacement)	\$125.00
Broken mirrors	Parts and labor
Towel bar (replacement)	\$30.00
Shower curtain rod (replace)	\$35.00
Shower door (replacement)	\$250.00
Remove tub decals	\$7.00
Toilet seat (replacement)	\$35.00
Toilet paper holder	\$25.00
Medicine cabinet	Parts & labor
Replace toilet	\$250.00

#### **WINDOW TREATMENTS:**

Window and sill cleaning	\$60.00
Replace blinds	Parts & labor
Reinstall blinds	\$30.00

#### **SMOKE DETECTORS:**

Tampering with by resident	\$200.00 fine
Smoke detector (replacement)	\$50.00
Heat sensor (replacement)	\$50.00

#### **LIGHT FIXTURES:**

Fixtures (replacement)	Parts and labor
Globe (replacement)	\$25.00

#### **DOORS:**

Interior/exterior (replacement)	Parts and labor
Keys (lost/rekey)	\$65.00
Doors locks/knobs (replacement)	\$50.00
Closet doors (replacement)	\$50.00

#### **WALLS:**

Repair of holes (small)	\$50.00 each
Touch up paint (coloring)	\$40.00
Painting (smoke/coloring)	\$250.00 per room

**Other screen (repair) \$25.00 each**  
**Other screen (replacement) \$40.00 each**  
**Replace light bulbs \$3.00 each**  
**Broken heat registers \$40.00 each**  
**Broken thermostats \$75.00 each**

**Removal of excess garbage \$125.00**  
**Other damages**

**Parts and labor**

**FLOOR COVERING**

**Carpet (replacement)**  
**Carpet shampoo stain removal**  
**Vinyl damage/replace**

**Current cost**  
**Current cost**  
**Current cost**

Resident \_\_\_\_\_ Date \_\_\_\_\_

Resident \_\_\_\_\_ Date \_\_\_\_\_

Owner \_\_\_\_\_ Date \_\_\_\_\_

Owner \_\_\_\_\_ Date \_\_\_\_\_