**Standard Holdings - List of Repair Cost Calculations**

We are often asked “How do you calculate repairs when I move out?” This document is to provide our Resident’s with an understanding of how we determine our calculations. While this list does not contain all of the possible repairs that we may have to make to the property, it includes the ‘Top 10’ repairs we often have to make or are questioned about. If you have any questions about this document, please let us know.

**1) Painting**

Painting or paint touch-ups greater in size than nail or screw holes will require the whole wall to be painted. If two or more walls in a single room need to be painted, the whole room will be repainted. This includes ceilings, doors, trim, etc. Therefore, if any paint touch ups or repairs are spotted upon move in they MUST be indicated on the move in inspection report and/or photos so you will not be charged for it upon move out. Normal wear and tear on the walls do not include large gouges, chips or dents. Since we use highly durable paint, most normal wear and tear will be able to be cleaned instead of repainted.

**2) Carpet**

If your residence has carpet in it, the carpet will either be new or have been professionally cleaned prior to your move in date. Therefore, you will be responsible for returning them to the same, professionally cleaned standard after you leave the property. Stains/holes/damage larger than a quarter will result in the entire room of carpet being replaced at the renter’s expense after move out.

**3) Appliances**

The condition of appliances will be noted upon move in. All appliances are to be turned over in good, working order with no parts missing, broken or damaged.

**4) Hardwood Floors**

The Resident will be charged for any damage that is beyond normal wear and tear to the hardwood floors. The condition of the floor will be noted upon move in. Any stains, gouges, scrapes or holes are beyond normal wear and tear and the Resident will be charged for either spot repair/refinish (if possible) or full room repair/refinish (if necessary).

**5) Window Blinds**

Window blinds cannot be fixed and only replaced. Therefore, if any damage occurs to any window blind OR any parts are missing from a window blind, the while blind will be replaced and the Resident charged according per blind.

**6) Plumbing**

All water and plumbing fixtures are to work and/or drain properly upon move out. Any leaks or slow drains will be noted and the Resident shall be rightfully charged for any repairs. As another reminder, Residents are required to leave your utilities on until the move out inspection can be performed. If we have to turn the water on to test out the plumbing, the Resident will be charged for the connection fee.

**7) Electrical switches/outlets**

All electrical switches and outlets are to work properly upon move out. Any broken or non-performing switches or outlets will be noted and the Resident shall be rightfully charged for any repairs or replacements. As yet another reminder, Residents are required to leave your utilities on until the move out inspection can be performed. If we have to turn the power on to test out the switches or outlets, the Resident will be charged for the connection fee.

**8) Light Fixtures & Light bulbs**

Replacing light bulbs are a maintenance responsibility of the Resident. All lightbulbs will be checked and working upon move in. If any light bulbs are burned out during the move out inspection, we will charge the Resident on a per bulb basis for their replacement. Similarly, if any light fixtures are missing any parts, they will be replaced the Resident will be charged for its replacement.

**9) Odors**

All of our residences have a neutral or pleasant odor upon your arrival. Sometimes if cleanliness is not maintained the house may take on various unpleasant odors. If the property is deemed to have an unpleasant odor upon move out *that a standard deep cleaning will not remedy*, further action may be necessary including, but is not limited to, partial or full repainting of the interior, professional steam cleaning or replacement of the carpet, rental of an ozone machine, etc. All charges for these measures will be billed to the Resident.

**10) Bugs (roaches, fleas, etc.)**

All of our residences are bug free. If any previous bugs existed in the property, the house would have received multiple bug treatments prior to move in and you should have notified us upon move in so we could treat it. Therefore, if the house has an infestation of bugs (i.e. any more than 3 per room) upon your move out, you will be charged a minimum of $400 for roaches and a minimum of $600 for fleas.