

SPHA MAINTENANCE CHARGES: Effective 01/01/2025

UNAUTHORIZED ANIMALS (per animal)

1 st Warning	25.00
2 nd Warning	50.00
3 rd Warning	Eviction

DUPLICATE KEYS/PARKING PASSES

Apartment Keys	10.00
Lost Parking Passes (after two free)	20.00 ea.

LOCKOUTS

After Hours	50.00
Holidays	50.00

RESIDENT REQUESTS

Change Locks	80.00
Change Locks During Holidays	110.00

DOORS

Replace Interior Door- (depending on door)	120.00
Exterior Storm Door	250.00-800.00
Storm Door Closure	25.00
Door Latches or Knobs	10.00

FLOORING

Replace floor tile	1.00/ea.
--------------------	----------

REFRIGERATOR

Replace Refrigerator due to tenant damage	600.00
Replace Drawer	35.00/ ea.
Replace Handles	35.00/ ea.
Replace Shelves and Racks	35.00/ ea.
Cleaning of Refrigerator	25.00/ 1 st warning 50.00/ 2 nd warning

STOVE

Replace Stove due to tenant damage	450.00
Replace Drawer	35.00/ ea.
Replace Handles	35.00/ ea.
Replace Shelves and Racks	35.00/ ea.
Cleaning of Stove	25.00/ 1 st warning 50.00/ 2 nd warning

WALLS

6" x 6" Patch	25.00
12" x 12" Patch	30.00

24" x 24" Patch	40.00
Painting (per room)	30.00
Painting (per room if 2 coats required)	60.00
Repair Nail holes in Wall	1.00/ ea.

CABINETS

Replace Door (complete)	45.00
Hang Door (when off hinges only)	10.00
Replace Door Hinge	8.00
Replace Drawer (complete)	40.00
Replace Drawer (front only)	30.00
Replace Drawer Slide (single)	16.00
Replace Drawer Slide (double)	21.00
Replace Drawer Glide/Roller	8.00
Replace Counter Top (per foot)	30.00
Repair Drawer (wood frame)	20.00

WINDOWS

Security Screens (cannot be repaired, must be replaced)	120.00
Storm Window Unit all sizes	125.00
Storm window screen and frame	15.00
Storm window glass upper and lower sash	15.00
Inside window panel	15.00
Storm window screen only	15.00
Double Pane Window	45.00

BATHROOM

Unstop Commode, Sink or Tub (negligence)	20.00
Pull Commode	38.00
Replace Commode Seat	18.00
Replace Commode	110.00
Replace Tub Stopper	2.00
Replace Soap Dish	10.00
Replace Towel Bars	20.00
Replace Tissue Paper Holder	10.00
Replace Medicine Cabinet	45.00
Replace Shower Curtain Rod	20.00
Clean Bathroom	25.00

KITCHEN

Clean Kitchen	25.00
Clean Range	25.00
Clean Refrigerator	25.00

LIVING ROOM and BEDROOM

Replace Closet Rods	5.00
Replace Curtain Rod Brackets (per bracket)	5.00

Replace Wall Plates, Switches, or Receptacles (Standard-each)	3.00
Replace Light Fixtures	30.00
Replace Wall Thermostats	30.00
Replace GFCI Receptacle	25.00
Replace Dryer Receptacle	15.00
<u>MISCELLANEOUS</u>	
Replace Smoke Detectors	40.00
Replace Outdoor Light Fixtures	30.00
Rehang Light Fixture (tenant caused)	15.00
Remove Tires (plus disposal fee)	15.00
Clean Yards and/or Porches (ea.)	35.00/ 1 st warning 50.00/ add. warnings
Remove Trash From Roof (ea.)	20.00
Parking/Driving on SPHA grass or landscaped areas	50.00
Greasing, Changing Oil or Repairing Vehicles on SPHA Property	50.00
Washing Cars w/ SPHA Paid Water	50.00
Sink Strainer	8.00
Unstop Kitchen Sink due to Neglect	20.00
Improper Disposal of Grease and/or Food on Grounds	10.00/ea. Occurrence
Replace Hot Water Heater (tenant caused)	650.00
Charge for Portable Heat/Air Unit	700.00-800.00
Returned Check Fee	25.00
Court Cost	154.50
Attorney Fee	% Depending on Attorney Cost for Case

** By signing this Maintenance Charge List, you understand that charges will be imposed if necessary in the amount of the above listed Charges**

Head of Household (Lease Holder)

Date