

AMJ INC. OF GAINESVILLE/WARREN PROPERTIES
PROPERTY MANAGEMENT
502 NW 16TH AVE
GAINESVILLE, FL 32601
(352) 371-8100

REPAIR AND CLEANING SCHEDULE ADDENDUM

CLEANING CHARGES

If you do not clean or repair the items listed below prior to moving out, the following charges will be deducted from your security deposit as indicated in paragraph 15 of this lease. These prices relate to each occurrence. Please note that this is not a complete list; you can be charged for cleaning or repairing items that are not on this list.

Kitchen Cleaning

Oven	\$15.00 - \$20.00
Drip Pans	\$ 5.00 - \$20.00
Stove vent & vent-a-hood	\$10.00 - \$30.00
Refrigerator/Freezer	\$25.00 - \$250.00
Dishwasher	\$15.00 - \$50.00
Cabinets & Countertops	\$20.00 - \$100.00

Bathroom Cleaning

Shower Doors	\$25.00 - \$50.00
Toilet(s)	\$15.00 - \$50.00
Tub/showers	\$30.00 - \$75.00
Sinks/Counter Tops/Cabinets	\$10.00 - \$100.00

Miscellaneous

Window coverings	\$ 15.00 - \$120.00
Carpet cleaning	\$ 20.00 - \$160.00
Carpet repairs	\$ 10.00 - \$500.00
Trash removal	\$ 20.00 - \$500.00
Wall paper removal	\$ 20.00 - \$300.00
Painting	\$ 50.00 - \$600.00
Tile floors	\$ 50.00 - \$200.00
Holes in walls (each)	\$ 5.00 - \$ 75.00

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 charges. A representative list of various replacement charges is provided below. These prices relate to each occurrence. Please note THAT THIS IS NOT a complete list; you can be charged for replacement of items that are not on this list.

Window glass	\$75.00 - \$250.00	Crisper covers	\$ 10.00 - \$75.00
Refrigerator shelves/racks	\$15.00 - \$100.00	Patio glass doors	\$ 50.00 - \$500.00
Window screens	\$10.00 - \$ 50.00	Patio screens	\$ 30.00 - \$400.00
Mail box keys (lost or not returned)	\$10.00 - \$ 25.00	Door keys (lost or not returned)	\$ 20.00 - \$ 35.00
Fire extinguisher (1 ½ lb size)	\$50.00	Ice trays (each)	\$ 3.00
Disposal	\$45.00 - \$ 95.00	Mirrors (bath)	\$ 20.00 - \$100.00
Doors	\$35.00 - \$100.00	Light fixtures	\$ 15.00 - \$ 80.00
Light bulbs	\$2.00 - \$ 6.00	Counter tops	\$ 50.00 - \$250.00

****Additional labor charges in the amount of \$40.00 per hour will apply****

___/___/___ Tenant initials