







# Damage Cost Estimate Sheet

Effective Date: December 19, 2016

We sincerely hope you enjoyed your stay at The Villages at Belvoir. A final inspection will be completed on your home. The charges on your account will be determined based on the move-in checklist you completed at move in. Any differences between the move-in checklist (with the exception of normal wear and tear) and the final inspection will be charged to your account.

**IMPORTANT:** The charges listed below are based on costs as of the above effective date. **Actual damage costs charged to your account may vary from those listed to reflect the cost in effect at time of move out.** Actual charges will be detailed at time of final move out.

### CLEANING CHARGES

Appliance Cleaning .....	Starts at \$25.00
Vinyl Floors .....	Starts at \$25.00 per room
Countertop .....	Starts at \$10.00 each
Kitchen Cabinets and Drawers.....	Starts at \$10.00 each
Light Fixture .....	Starts at \$10.00 each
Patio/Balcony Power Wash .....	Starts at \$150.00
Bathroom Fixtures (e.g., bathtub, tile, toilet, mirror, and/or cabinet).....	Starts at \$75.00
Windows – Interior/Exterior.....	\$10.00/window/side
Back Yard Clean-Up (e.g., pet waste removal, trash pick-up).....	Starts at \$50.00
General Cleaning (per area).....	Starts at \$25.00/area
Trash (home/storage/garage/patio).....	\$25.00/bag or item
Fireplace .....	Starts at \$50.00
Garbage and Recycling Totes.....	\$25.00 per tote
Odor Neutralizer (e.g., pet/smoke odor).....	Starts at \$295.00
Ionizer (e.g., pet/smoke odor).....	Starts at \$395.00
Duct Cleaning.....	Starts at \$350.00

### REPAIR, REPLACEMENTS, AND OTHER CHARGES

Broken Window .....	Cost per window
Satellite Dish Removal .....	\$50.00
Screens .....	Starts at \$35.00 per screen
Smoke/CO Detector (if damaged or missing) .....	Starts at \$20.00 per detector
Mini Blinds .....	Starts at \$25.00 per blind
Lock Change.....	\$50.00 per cylinder
Home and/or Mailbox Keys (metal keys) .....	\$15.00 per key
Electronic Key (plastic keys).....	\$25.00 per key
Garage Remote.....	\$40.00 per remote
Cabinet Faces/Drawers.....	Starts at \$50.00 each
Drip Pan/Grates .....	Starts at \$25.00/set
Bath Tub or Countertop Repair/Replacement.....	Starts at \$150.00
Bathroom Fixtures (per item, includes faucet, mirror, towel bar or ring, toilet, doorknob, medicine cabinet).....	Starts at \$25.00
Interior Door/Trim Replacement (includes bi-fold doors).....	Starts at \$30.00
Restoring Home to Original State (e.q., removal of non-standard features installed by resident .....	Starts at \$25.00/hour
Garage Damage .....	Based on actual replacement/repair cost

### PAINT/DRYWALL CHARGES

Repair Drywall.....	\$25.00/area
Sealing of Walls with Kilz/Prime Paint .....	\$25.00/wall

### Flooring Charges

Stain Removal .....	Cost (varies depending on stain and work required)
Repair.....	Cost (varies depending on repair required)
Carpet Dye .....	Cost (varies depending on repair required)

Hardwood Floor Repair.....Starts at \$350.00/area  
Steam Cleaning ..... Starts at \$225.00  
Sealing Floor ..... Cost (varies depending on area treated)

**REPLACEMENT CHARGES**

Life expectancy varies based on specific flooring type with all flooring replacement costs charged base on the cost of actual replacement.

- Carpet is pro-rated based on a five- or six-year life expectancy depending on carpet type
- Sheet vinyl is pro-rated based on a seven-year life expectancy
- Vinyl plank flooring is pro-rated based on a ten-year life expectancy

**HOURLY CHARGES (Plus Cost of Materials Used)**

Mowing of Lawn in Unattended Fenced Yard Area ..... \$40.00 hour  
Damaged Drywall, Trim, Masonry or Cabinetry Repair Work ..... \$25.00 hour  
Furniture Removal ..... \$75.00 hour

**NOTHING HEREIN WILL BE COSTRUED AS A LIMITATION ON LANDLORD’S RIGHT TO PURSUE RESIDENT FOR DAMAGES NOT SPECIFICALLY LISTED ON THIS DOCUMENT.**



## Cleaning Requirements (Vacating Premises)

Premises must be empty and in broom swept condition by 5:30 p.m. (Eastern Time) on the scheduled vacate date. Please remember that another service member will be moving into your home. Therefore, we ask that you prepare your home for acceptable move in condition by insuring that it is clean, in good repair, the carpet is free of stains and pet urine, and your backyard is mowed and the landscaping intact.

When vacating, the Resident must leave the Premises in the same high standard of cleanliness and repair that it was received. The Resident is responsible for leaving the Premises with no damage (unless noted on the Move-In Inspection Report) and in broom-clean condition – normal wear and tear is expected. Broom clean condition implies that the Premises is clean throughout – all surfaces wiped down and all flooring has been swept or vacuumed prior to the move-out inspection and carpets are cleaned and free of stains. A Cleaning and Damages Cost List is available at each Community Management Office.

### Kitchen

- Clean range, range hood, elements, oven racks, burners, burner rings, broiler pan, storage drawer and knobs - completely assembled and free of all dirt, baked-on debris, grease, food, and cleaning residue
- Wipe down refrigerator and freezer inside and out, and remove all food
- Wipe down all cabinets, drawers, shelves, cutting boards, countertops and remove all liners/shelf paper from shelves and drawers
- Wipe down sinks and faucets
- Clean and empty dishwasher
- Mop and sweep/vacuum floors

### Bathroom

- Wipe down tile, tub and shower - left free of mildew and mold
- Wipe down toilets and sinks - left free of mildew and mold
- Empty all cabinets including medicine and drawers
- Mop and sweep floors
- Empty linen closet and remove shelf paper

### General

- Wipe down blinds - free of dust
- Sweep garage and patios
- Clean and disinfect garbage receptacles
- Remove all trash and personal items, surrounding grounds and storage areas
- Clean carpet - must be free of stains