

MALLARD LAKE APARTMENTS
Live Smart at Mallard Lake!

SECURITY DEPOSIT DEDUCTION LIST

Any charges to restore or repair the apartment to its original move-in condition will be calculated according to labor hours and cost of materials. Prices are subject to change without notice. Any past-due balances on your account such as late fees, lock-out fees, NSF fees, rental payment shortages, etc. will be deducted from your security deposit.

The charges listed for the following items are average prices only. You will be responsible for the FINAL cost of the item, including any higher costs that may be incurred. The following table is a list of the fair market fees associated with common damages or areas requiring additional cleaning. These fees include labor. The rent account will be charged in the event any fees are incurred. **THE RESIDENT MAY ALSO INCUR THE SAME CHARGES FOR ACCIDENTAL OR INTENTIONAL DAMAGES CAUSED DURING OCCUPANCY.**

CLEANING SERVICES	REQUIREMENTS	CHARGE
➤ KITCHEN		
Blinds	Blinds in living room must be thoroughly cleaned.	\$37.50
Cabinets/Countertops	Wash inside and out.	\$33.00
Countertop Resurfacing	Clean thoroughly. Repair cost for scratches or damage	\$250.00
Contact Paper	Must be removed if applied.	\$33.00
Dishwasher	Clean all grease and food deposits.	\$16.50
Floor	Sweep and mop.	\$27.50
Ice Trays (2)	Must be left in freezer.	\$5.00
Microwave	Clean inside including rack, tray and exhaust fan vent (if applicable)	\$20.00
Refrigerator/Freezer	Wipe clean and remove all food. Please leave plugged in with temperature setting at "1".	\$27.50
Stove/Oven	The oven, the complete burner area and the racks under the burners must be entirely cleaned of grease and food deposits.	\$38.50
➤ FAMILY ROOM AND BEDROOMS		
Blinds	Must be cleaned and fully intact.	\$38.50
Carpet	Must be vacuumed clean and fully intact. Stains will be dealt with on a case-by-case basis to determine if replacement is necessary. A full carpet replacement fee will be charged based on market rates.	\$27.50
Fireplace	Doors and interior with mesh screen must be cleaned.	\$27.50
Light Fixtures	Clean out.	\$12.00
Windows	Clean from the inside, then close and lock.	\$27.50
➤ BATHROOMS		
Bathtub/Shower	Clean thoroughly with particular attention given to wall tile.	\$27.50
Floor Tile	Sweep and mop.	\$11.00
Mirror	Wipe clean.	\$11.00
Toilet	Clean thoroughly inside and out.	\$16.50
Vanity/Faucet	Clean thoroughly.	\$11.00

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SERVICE	REQUIREMENTS	CHARGE
➤ PAINTING		
All Rooms	Normal wear and tear (i.e. small nail holes, smudges, etc.) is excusable. The cost will be passed on to the resident if a second coat of paint is needed due to large nail holes, dents, scrapes, stains, crayon markings, excessive or heavy smoking and candle burning, and cooking grease, and/or damaged from adhesives.	Current Market Rates
Baseboards	Cost assessed per room.	Current Market Rates
Wallpaper	Charges will be incurred if removal of wallpaper and glue is necessary or any other maintenance is required to return the wall to its original condition.	Current Market Rates
➤ DOORS		
Apartment Entry Doors	Charges will be incurred if replacement is required.	\$500.00 Each
Interior Doors (Closet, Bathroom, Bedroom)	Charges will be incurred if replacement is required.	\$100.00 Each
➤ LIGHT BULBS		
Light Bulbs	The tenant is responsible for replacing all light bulbs that burn out. (Maintenance will replace bulbs in all appliances and some kitchen ceilings)	\$5.00 Each
➤ KEYS		
Apartment Keys (2)	Returned to Leasing Office no later than midnight of move-out date.	\$35.00
Apartment Deadbolt (2)	Returned to Leasing Office no later than midnight of move-out date.	\$35.00
Building Keys (2)	Returned to Leasing Office no later than midnight of move-out date.	\$35.00
Fitness Center Key (1)	Returned to Leasing Office no later than midnight of move-out date.	\$25.00
Mailbox Keys (2)	Returned to Leasing Office no later than midnight of move-out date.	\$35.00
Lock Change	Not returning keys will result in a lock change, including doorknobs.	\$150.00
➤ BLIND REPLACEMENT		
Bedroom Blinds	Must be cleaned and fully intact with no damages.	\$45.00 per Set
Patio Door Blinds	Must be cleaned and fully intact with no damages.	\$95.00 per Set
➤ OTHER		
Excessive Cleaning Trash Removal	Additional cleaning required due to grease or dirt build-up caused by neglect. Entire apartment is to be cleaned of all personal belongings, papers and packing materials.	\$35.00 per Hour Minimum of \$50.00