

Franklin Management Company

P.O. Box 339
 Yorktown, VA 23690
 Phone: 757-875-2392
 www.FMCO.biz

MOVE OUT – LOT INSPECTION

Below is a tentative schedule of standard deductions that will be utilized by Landlord in assessing charges against Tenant(s) for damages to the Dwelling Unit or the Premises, with the exception of reasonable wear and tear. Charges will be deducted from your security deposit or owed to Landlord if security deposit is insufficient to cover the charges. Landlord reserves the right to alter the said schedule if the repair costs should become higher than those listed thereon. Landlord further reserves the right to assess against Tenant for such damages the actual cost of the materials and repairs, if there is a variance between the tentative schedule for charges to be made by Landlord against Tenant during the Term of the tenancy for any damages as may occur.

Please note that this is not an all-inclusive list.

ITEM	CHARGE	CONDITION
Removal of Trash & Debris	\$35.00 per man hour	
County Disposal of Trash & Debris	\$60.00 per ton (based upon Waste Mgmt Fees)	
Repair Plumbing Line	\$125.00- \$250.00 (based on subcontractor pricing)	
Repair Sewer Line	\$125.00- \$250.00 (based on subcontractor pricing)	
Toter Replacement	\$95.00 per toter	
Grass Cutting & Trimming	\$35.00 per man hour	
Ground Repairs	\$35.00 per hr + Materials	
Mailbox Key and Lock Replace	\$50.00	
Misc. Items	\$35.00 per man hour	

Total Charges \$ _____

 Inspection Date

 Authorized Agent of Company

 Resident