



Effective. HAS will assess the following charges. In accordance with the lease, HAS will charge residents for items that are the direct result of negligence on the part of the resident, his/her family and/or guests.

RESIDENTS ARE NOT BILLED FOR REPAIRS NECESSARY BECAUSE OF NORMAL WEAR AND TEAR.

The following list is not intended to be all-inclusive. Items not listed, or damage as a result of negligence will be billed to the resident. The rate will be determined by HAS's cost for materials plus the actual cost of labor involved to repair and/or correct the deficiency.

REPLACEMENT CHARGES					
STRUCTURAL		PLUMBING (CONTINUED)		MISCELLANEOUS	
Doors HC	68.39	Tub Diverter Knob	58.48	Register (Ceiling/Floor)	19.69
Doors SC	115.00	Aerator	7.20	APPLIANCES	
Metal Doors	251.74	Shower Curtain Rod	10.91	Replace Range	COST
Rehang Door	25.00	TP Holder	14.52	Oven/Burner Knob	9.04
Door-Hinges	25.62	Towel Bar	18.64	Oven Rack	45.00
Doors-Weather-Strip	23.49	Shower Head	16.09	Drip pan 6" (electric stove)	14.00
Doors-Strike Plate	9.30	Kitchen Sink Crumb Cup	7.33	Drip Pan 8" (electric stove)	12.00
Doors-Threshold	21.29	Replace double sink Kitchen	87.66	Drip Pan Set (electric stove)	22.00
Doors-Door Guard Reinforcement	40.79	Bathroom Sink/Tub Stopper	6.81	Replace Surface unit 6" (electric stove)	27.87
Doors-Dummy Knob	7.99	Flush Handle	14.44	Replace Surface unit 8" (electric stove)	35.27
Doors-Passage Set	25.10	Bathroom Sink	134.20	Replace Refrigerator	COST
Doors-Privacy Set	29.55	Tub Overflow Cover	14.10	Replace Gasket	61.99
Reattach/Tighten Door Knob (ea.)	6.25	TP Roller	6.61	Crisper Pan Top	47.78
Glass (per single pane)	COST	Unstop Commode	25.00	Oven Door Handle	34.50
Glass (per double pane)	COST	Unstop Lavatory Drain	25.00	Butter Door for Fridge	29.15
Window Blinds	27.74				
Widow Lock	9.04	ELECTRICAL		KEYS	
Window Sill	14.50	Breaker/Blank Cover	15.10	Change Out Mailbox Lock	25.00
Closet Shelf	15.82	Light Switch	13.38	Mailbox	5.91
Range Hood	59.99	Light Switch Cover	6.65	Front/Back Door (Ea.)	3.35
Range Hood Light Cover	7.69	Double Light Switch	13.95	Lock Change (per door)	28.00
Range Hood Filter	6.25	Double Light Switch Cover	7.65	Additional Charges for Lock Change	
Countertop Replacement	130.00	3-Way Light Switch	13.95	Must purchase 4 Keys	
Countertop End Cap	15.99	Receptacle	13.21	2 for resident and 2 for Office	13.40
Drawer Guide	7.80	Receptacle Cover	6.75	Total Charge for Lock Change	
Cabinet Hinges	11.64	GFI Receptacle	27.49	One Door	41.40
Cabinet (Wall, Base & Drawer Base)	142.51	GFI Receptacle Cover	6.69	Two Doors	69.40
Rehang/Reattach Cabinet	25.00	220V Receptacle	16.45		
Reattach Cabinet Drawer Track	6.25	Thermostat	COST	OTHER	
Reattach Drawer Face	6.25	Blank Wall Cover	7.99	Hourly Rate	25.00
Corner Bead	14.36	CATV Cover	7.28	After Hours Hourly Rate	37.50
Vinyl Composite Tile (VCT) Per Tile	3.75	Light Fixture – Interior	22.63	Drywall Repair (per sq.ft.)	8.25
Cove Base	9.26	Fluorescent Light Fixture	68.99	Fire Damaged Units	COST
Reattach Vinyl Cove Base	12.50	Outdoor/Porch Light Fixture	50.99		
Repair/Reattach Stair Tread	25.00	Light Globe	12.85	MOVE-OUT CHARGES	
Door Stop	4.00	Fluorescent Globe	29.99	KILZ/Prime per Room	100.00
		Appliance Light Bulb	7.09	Appliance Clean	75.00
PLUMBING		Light Bulb (Regular)	6.90	Clean, Mop & Buff Floors (Ea. Room)	75.00
Kitchen Faucet (Reg. & HC)	64.00	Light Bulb (Fluorescent)	10.12	Excessive Trash Removal	50.00
Basin Faucet (Reg. & HC)	46.89	GU24 Twist Bulb	7.69	Food Removal From Refrigerator	50.00
Commode Seat	17.39	GFI Cover	9.87	Wallpaper Removal (Per Room)	100.00
Commode Tank	70.00	Rehang/Reattach Light Fixture	25.00	Wallpaper Border Removal (Per Room)	50.00
Commode Bowl	69.00	Smoke Alarm	86.26	Furniture Removal	50.00
				Appliance Removal	50.00

HAS GUIDELINES FOR RESIDENT CHARGES FOR REPLACEMENT AND/OR MAINTENANCE COSTS

DEFINITIONS:

NON-EMERGENCY RESPONSE CHARGE: Any resident that calls in an after-hours emergency work order, HAS responds and the work is not an actual emergency the resident will be charged a fee of \$75.00.

MISSED SCHEDULED APPOINTMENT: When responding to scheduled appointments and the resident is not at home after three attempts the resident for whom the service was scheduled will be charged a fee of \$25.00.

MOVE-OUT CHARGES: These charges will be based on the conditions that the dwelling unit is left in. Where there is excessive furniture, debris, and damage to the unit the actual cost of labor and materials will be charged. Items not listed will be billed at cost.