**Estimated Cost Sheet**

Prior to your move-in, the property was professionally cleaned, and any carpet was professionally steam cleaned. Upon your move-out, the unit is expected to be in the same clean condition.

Upon move-out, the following items will be inspected and considered with respect to possible deductions from your security deposit. The prices shown are approximated costs. Final deductions will be based on the actual cleaning or repair costs incurred by the Owner/Agent from the respective contractor.

1. Haul trash, debris, unclaimed items $200.00 plus dump fee

2. Clean stove $50.00

3. Clean Refrigerator $50.00

4. Clean/replace mini blinds $10.00-20.00 each

5. Clean uncarpeted floors $45.00 per room

6. Clean bathroom(s) $25.00-$60.00

7. Vacuum carpet $25.00+

8. Clean carpets $100-300.00 + Deodorize carpet 80.00 Cigarette burn in carpet/floor $80.00 Remove carpet stains 80.00

9. Clean all mirrors cabinets, drawers, and shelves $25.00 per room

10. Washing walls $25.00-$50.00 for difficult stains, nicotine, cooking oil, candle wax, crayon, etc. the cost is calculated by the hour

11. Replace missing or burned-out light bulbs $5.00 each

12. De-flea, mice, or cockroach removal $300.00-$600.00 OR/AND Bed bugs $800-$2,500.

13. Replace dirty HVAC filters $55.00 plus the cost of the filter

14. Remove pet waste from any area $100.00 plus

15. Mow and trim lawn $75.00 plus

16. Weed and mulch beds $75.00 plus

17. Clear clogged drains (if hair/food is the cause) $85.00 minimum

18. To deodorize entire house or unit $200.00 minimum

There is a minimum service charge of $55.00 per hour

**Painting:** $65.00 per hour

Interior paint is expected to last five years. If the property was freshly painted when you moved in, and the paint is needed again on your move-out, you will be charged: 100% if occupancy was 18 months or less 75% if occupancy was 19-30 months 50% if occupancy was 31-48 months 25% if occupancy was 49-60 months

If the property was not freshly painted at your occupancy, you will be charged the pro-rated amount from the date of the last painting.

**Carpeting:**

Cleaning: As per Michigan Residential Landlord-Tenant law, the Owner/Agent may deduct the cost of carpet cleaning from your deposit if it does not appear to be professionally cleaned. If you hired a professional carpet cleaning service before delivering possession back to the Owner/Agent you must provide a receipt from the company. Owner/Agent reserves the right to re-clean if deemed necessary.

Replacement:-Carpet is expected to last 6-10 years. If the carpeting was new when you moved in, and it needs to be replaced at your move-out, you will be charged:

100% if occupancy is less than 60 months 75% if occupancy is 61-96 months 50% if occupancy is 97-120 months 25% if occupancy is 121-144 months

If carpeting was not new upon occupancy, the pro-rated amount from the date of carpet installation will be charged.

If the carpet is damaged by a pet, and we are able to remove the stains and odor from the carpet, pad, and sub-floor, the actual cost of the process will be charged to your security deposit. If the carpet is torn, shredded, or if stains and odor cannot be removed, the full replacement cost of the carpet will be charged, regardless of when the carpet was installed.

Other floorings: Floors should be in similar condition as it was found with normal wear and tear. Excessive damage IE missing tiles, damaged wood floors, broken tiles, etc. will be replaced with actual cost replacement to be determined from a licensed installer. Repair hardwood floor $95.00.

Refinish hardwood floor $380.00 Clean kitchen floor $50.00 Replace bathroom linoleum $385.00 Repair linoleum $85.00

**PLUMBING:**

Replace kitchen faucet $195.00 Replace bathroom faucet $195.00 Replace shower head $24.00 Replace toilet tank lid $45.00 Replace toilet seat $35.00 Replace toilet $265.00 Replace garbage disposer 125.00 Snake Toilet $45.00 Clear sewer/cesspool line starts at $95.00. Replace mirror $45.00 Replace medicine cabinet $85.00 Replace towel bar $22.00

**DOORS:**

Repair hole in hollow core door $55.00 Repair forced door damage $75.00 Replace door (inside) $155.00 Replace door (outside)$ 285.00 Replace sliding glass door $775.00 Replace sliding door screen $65.00 Re-grout bath/shower tiles $165.00 Repair porcelain $135.00 Replace thermostat $75.00 Replace fire extinguisher $35.00 Remove junk and debris$ 250.00 Replace doorbell button $5.00 Replace doorbell unit $50.00

Replace Garage door (each) $525.00

**WINDOWS & TREATMENTS:**

Replace windowpane $75.00 Replace Venetian or Mini blind (ea) $75.00 Replace window shade $15.00 Replace window screen $25.00 Replace Vertical Blinds (Sl. Dr) $175.00