

2009-10 FLAT RATE DAMAGES for the lease at _____ Ithaca, NY 14850

| DESCRIPTION | CHARGE | DESCRIPTION | CHARGE |
|----------------------------------------|---------------------|------------------------------------------|--------------------|
| CLEANING: | | | |
| Dirty Kitchen (Studio or 1 Bedroom): | \$60 | Dirty Kitchen (2 Bedroom and Larger) | \$100 |
| Dirty Bathroom (Studio or 1 Bedroom) | \$50 | Dirty Bathroom (2 Bedroom and Larger) | \$90 |
| General Cleaning | \$30 per room/ hall | Steam Cleaning Excessively Dirty Carpets | \$75 per room/hall |
| Trash Hauling (includes disposal fees) | \$27 per bag | | |

MISCELLANEOUS REPAIRS: Includes removal/disposal of damaged item, installation of new item, clean-up.

| | | | |
|------------------------------------------------|--------------------------------------------------|------------------------------------------|----------------|
| Carpet Replacement due to burns/damages | \$500 per bedroom/ hall \$700 per living room | Replace Broken Mirror | \$150 each |
| Replacement of Damaged Interior Door | \$275 | Replacement of range burner pans | \$10 each |
| Replacement of Damaged Entrance Door | \$750 | Repair/Replace Interior Door Hardware | \$95 |
| Repair of Split Door Jambs | \$150 | Repair/Replace Entrance Door Hardware | \$275 |
| Wall Painting | \$100 per wall | Repair Wall Damage from tape, or residue | \$160 per wall |
| Wall Painting, max. per Room or Hall: | \$275 | Repair Holes in wall up to 10 sq. in.: | \$50 each |
| Repair/Replace Damaged/Missing Window Screens: | | Repair Holes in wall over 10 sq. in.: | \$100 each |
| Up to 6 Sq. Ft. | \$65 | Replace Broken Window Glass | |
| 6-12 Sq. Ft. | \$125 | Up to 6 Sq. Ft. | \$85 |
| Over 12 Sq. Ft. | \$200 | 6-12 Sq. Ft. | \$170 |
| Replace Mini-Blind, up to 12 Sq. Ft. | \$100 | 12-18 Sq. Ft. | \$265 |
| Replace Mini-Blind, Over 12 Sq. Ft. | \$200 | Over 18 Sq. Ft. | \$400 |

FURNITURE (missing or severely damaged). Includes removal/disposal of damaged item, installation of new item.

| | | | |
|--------------|-------|-------------------------------|-------|
| Sofa | \$695 | Love Seat | \$555 |
| Easy Chair | \$395 | Coffee Table or End Table | \$245 |
| Dining Table | \$460 | Dining/Desk Chair or Barstool | \$150 |
| Bed | \$410 | Desk | \$540 |
| Dresser | \$545 | Bookcase | \$250 |

APPLIANCES AND FIXTURES (missing /severely damaged): Includes removal/disposal of damaged item, installation of new item.

| | | | |
|------------------------------------|-------------------|----------------------------------------------|-------------------|
| Stove/Oven | \$530 | Refrigerator, under 10 cubic feet | \$620 |
| Dishwasher | \$595 | Refrigerator, over 10 cubic feet | \$790 |
| Microwave | \$200 | Air Conditioner | \$520 |
| Toilet | \$600 | Air Conditioner Cover | \$85 |
| Toilet Seat | \$45 | Sink | \$525 |
| Tub/Shower | \$950 | | |
| Light Fixture, normal incandescent | \$75 | Light Fixture, standard florescent | \$130 |
| Light Fixture, special | \$150 and up | Repairs to appliances, fixtures or furniture | Actual cost + 25% |
| Cupboard Doors/Countertops | Actual cost + 25% | Large Screen TV | Actual cost + 25% |

RENT AND OTHER CHARGES:

| | | | |
|----------------------------------------|-----------------------------------|----------------------------|--------------------------|
| Unpaid Rent | Actual amount + 10% late fee | Returned Check Fee | \$35.00 |
| Miscellaneous Charges | Actual amount + 10% fee | City Fines or Fees | Actual amount + \$25 fee |
| Lock Change (keys lost / not returned) | \$80 per lock (includes key cuts) | Proximity Reader Entry Tag | \$20 |
| Miscellaneous Spare keys | \$12 per key | | |

The rates listed are used to calculate any repair/replacement cost only if required. Normal wear and tear is exempt from repair cost. Any portion up to the full amount stated per item may be charged based on Ithaca Renting Company's evaluation. You are required to fill out and return Move-In Inspection form issued upon arrival to note the condition of your apartment when you take possession.

Ithaca Renting Company returns the unused portion of Damage Deposits by mail within thirty days after the lease end date.

Agreed to by:

Tenant: _____
Date: _____

Tenant: _____
Date: _____

Agent, Ithaca Renting Company: _____, Date: _____