**MAINTENANCE CHARGES**

**SCHEDULE OF MAINTENANCE CHARGES**

Effective \_\_January 1, 2025\_

It is the policy of the Housing Authority of Frankfort not to charge for NORMAL wear and tear. However, the Authority reserves the right in every case to make a determination as to whether the replacement or repair is necessary due to wear and tear or damages resulting from abuse or neglect by the tenant, the tenant’s family or visitors. The charges below apply to tenant damages or tenant caused conditions.

A) All charges for work performed by outside contractors will be charged to the Tenant the full amount of the bill plus any time accrued by the staff of the Housing Authority.

B) **Charges for services/items not listed here will be billed according to TIME + MATERIALS** used by the Staff. Time charges are based upon the Prevailing Wage for Maintenance personnel (minimum ½ hour). Currently the hourly rate charged is $16.00 during working hours and $24.00 for after-hours work. Material charges are based on the vendor cost to the Agency.

**Plumbing**

 Unstop Drains ……………………………. $ 25

 (Kitchen/Bath sink – tub)

 Unstop Commode ……………………………. $30 (clean)/$60 (dirty)

 Pull Commode ……………………………. $75

 Replace Toilet (Due to tenant related damages) $100 + Labor

**Safety Issues**

 Reactivate Smoke Alarm …………………………. $25 (1st time)/$50 (2nd time)

**Note**: 3rd time = lease termination

 Lost or Missing Smoke Alarm …………………… $50

Blocking Fire Exit ……………………………………. **Warning** (1st time), $50 (2nd time)

**Note**: 3rd time = lease termination

 Lock out (working hours) ……………………………… $25

 Lock out (after hours) ……………………………… $50

 False Work Order Request ………………………... $20

 Wires/Trip Hazard ……………………………………. $20 (1st time)/$30 (2nd time)

**Note**: 3rd time = lease termination

**Grounds**

 Trash in Yard ……………………………………………. $15

 Trash Cans (in or out) ………………………………… $15

 Trash on Roof ……………………………………………. $25

 Remove Tires ……………………………………………. $15/tire + disposal fee

 Trash or items not picked up by the city………. $25 minimum + labor and disposal

 charge

**Misc**

 Change Locks ……………………………………………. $50.00

 Return Trip for Housekeeping/

 Pest Control ……………….... $50.00

 Replace Key ……………………………………………. $15

 Replace Entry Card (Southern) …………………... $15

 Failure to report work orders ……………………… $15

(For example: water leak, running toilet, holes in wall, damage to door or window, etc.)

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 Lessee/Lessees Date

**This document becomes a part of the Dwelling Lease by reference.**