

## Villa Commons Residential Lease Agreement

Date of Lease	Term of Lease	Monthly Rent	Security Deposit
	Beginning:	\$725.00	\$675.00
	Ending:	Discounted rent \$675 if paid <b>before</b> the 1st	

**1. Identification of Landlord and Tenants** This lease agreement made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between Legolas LLC of 66 E. First St., The Plains OH, hereinafter known as Landlord and \_\_\_\_\_ hereinafter known as Tenant. EACH TENANT IS SINGULARLY AND SEVERALLY LIABLE FOR THE FULL AMOUNT OF LEASE and performance of all other terms of this Agreement.

**2. Identification of Premises and Occupants** Subject to the terms and conditions set forth in the Agreement, Landlord rents to Tenant and Tenant rents from Landlord, for residential purposes only, the **two bedroom apartment** located at \_\_\_\_ E. First Street, Apt. \_\_, The Plains, Ohio ("premises"). The premises shall be occupied by the undersigned Tenant and the following minor children:

\_\_\_\_\_  
 Neither Tenant nor any of these persons shall perform nor permit any practice which may be illegal, disturbing to other tenants or injurious to the premises or neighborhood, or which may increase the rate of insurance on the building.

Appliances included as part of premises are a refrigerator and stove. Tenant will not remove these appliances and are responsible for keeping them clean and informing Landlord of any necessary maintenance or repairs.

**3. Limits on Use and Occupancy** The premises are to be used only as a private residence for Tenant and any minors listed in Clause 2 of this Agreement, and for no other purpose without Landlord's prior written consent. Occupancy by guests for more than seven (7) consecutive days in any three-month period is prohibited without Landlord's prior written consent and shall be considered a breach of this Agreement. No guest shall live in premises in the absence of Tenant. Tenant shall not assign, let or sublet the premises without prior written consent from Landlord.

**4. Defining Term of Tenancy** The term of this agreement shall be from the \_\_\_\_ day of \_\_\_\_\_ 20\_\_, to and until 1:00p.m. on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_. The lease shall automatically expire at the end of the term and the lease shall not renew on a month-to-month basis unless agreed upon in writing by Landlord.

Tenant agrees to vacate the premises at the expiration of the lease. In the event that Tenant has not vacated the premises upon lease expiration, then Tenant shall be responsible for rent prorated on a daily basis plus an additional fee of ten percent (10%) of the total amount of rent that accrues until such time that premises are vacated. Should Tenant vacate before expiration of the term, Tenant shall be liable for the balance of the rent for the remainder of the term, less any rent Landlord collects from a replacement tenant by reasonably attempting to re-rent. Tenant who vacates before expiration of the term is also responsible for Landlord's costs associated with re-rental of the premises.

**5. Amount and Schedule for the Payment of Rent** The total rent due under the lease is \$ **8,700.00** and shall be due and payable in 12 equal monthly installments, each installment to be paid by a SINGLE CHECK in the amount of \$ **725.00** on the first day of each month, except when that day falls on a Sunday or legal holiday, in which case rent is due on the next business day.

Tenant is entitled to pay a reduced monthly rent installment of **\$675.00** for each month rent is paid in full **before** the first (1<sup>st</sup>) day of the month each rental payment is due.

Tenant agrees that reduced rental rates for each installment must be paid and received before the first (1<sup>st</sup>) calendar day of the month in which such payment is due regardless of holidays or weekends. **At the latest, discounted rent payments must be received or in drop box by 4pm the last day of the prior month.**

Landlord need not give notice or demand the rent. Rent must be paid in full without deductions. Tenant agrees to pay an administrative fee of \$25.00 for each check submitted if the total rent/deposit due for the unit is not submitted in one (1) single check payable to Legolas LLC.

Checks are to be made payable to Legolas LLC and sent to:

Legolas LLC  
Attn: Rebecca Acheson  
66 E. First St., The Plains OH 45780

Tenant has option to deposit rent in locked drop box located in the 66 E. First St. office entryway.

**6. Late Charges** If rent is not received in the Landlord's office by 4:00 P.M. on the first (1<sup>st</sup>) calendar day of each month that rent is due (next business day if 1<sup>st</sup> falls on Sunday or holiday), there shall be a ten-dollar (**\$10.00**) per day penalty for each day that any rental payment is delinquent. Tenant is responsible to pay rent on time according to due dates specified in section 5.

Landlord does not waive the right to insist on payment of the rent in full on the date it is due.

Additionally, delinquent balances will bear interest at the current market rate, compounded monthly. The failure by the Landlord to enforce this provision in any given period shall not constitute a waiver of any remedy afforded to the Landlord, or to collect said delinquent charge at a later date. Any failure to timely pay a rental installment as prescribed in this lease shall be grounds for termination of this lease, and the Landlord shall be entitled to evict Tenant and collect damages according to Ohio law for such breach of this lease. Tenant also agrees that if Tenant is in default and the Landlord is required to bring an eviction action and/or an action to recover damages, Tenant shall be responsible for all court and legal costs.

**FULL PAYMENTS: If rent and all applicable late charges, bad check charges, or other fees or charges due from Tenant are not received by Landlord in full by 4:00 P.M. on day which such rent and charges are due, then Landlord is entitled to terminate this lease. Post-dated checks are not accepted**

**7. Returned Check and other Bank Charges** In the event of any check offered by Tenant to Landlord in payment of rent or any other amount due under this Agreement is returned for lack of sufficient funds, a "stop payment" or any other reason, Tenant shall pay Landlord an administrative fee of Fifty dollars (\$50) and all remaining rental payments MUST be made by cashier's check or money order only! Also, any check returned shall be treated as rent that was not paid for the purpose of determining rental rates and late fees as described herein.

**8. Amount and Payment of Security Deposit** On signing this Agreement, Tenant shall pay to Landlord the sum of \$ **675.00** as a security deposit. Tenant may not, without Landlord's prior written consent, apply this security deposit to the last month's rent or to any other sum due under this Agreement. The Landlord will have the right, but not the obligation, to apply the Security deposit in whole or in part as payment to remedy Tenant defaults in the payment of rent or in the performance of this agreement. Landlord's right to possession of the premises for nonpayment of rent or any other reason shall not be affected by the fact that Landlord holds security.

Tenant's liability is not limited to the amount of the security deposit. Should damages to the premises exceed the security deposit, Tenant agrees to reimburse Landlord for all actual damage expense. Landlord shall give Tenant

written notice of the application of the security deposit or any part within thirty (30) days of said application. On receiving said notice, Tenant shall immediately pay to Landlord the amount necessary to restore the security deposit in full. Disfigurement of any kind including burn marks, stains, gouges, cracks, or breakage is not considered normal wear and tear, thus Tenant is severally liable for labor and material costs required to repair or replace any damaged property, except for reasonable wear and tear. A cleaning fee will be deducted if the premises are not returned in the same cleanliness as when Tenant took possession of premises. A hauling fee will be deducted for any items left on premises including furniture.

Security Deposit will be returned minus any applicable deductions for unpaid rent, damages and any other unpaid charges under the lease within thirty (30) days after Tenant has vacated the premises provided Tenant has provided Landlord with a written forwarding address. Landlord shall provide Tenant with a written account of amounts of said security deposit deducted for rent or damages, if any. If the security deposit is insufficient to compensate Landlord for the damages caused during Tenant's occupancy of the premises, Landlord shall give written notice to Tenant of the nature and amount of the deficiency. Tenant shall pay the full amount of the deficiency to Landlord within thirty (30) days of receipt of such notice, or financing/interest charges may apply at the current market rate.

**9. Utilities** Tenant shall be responsible for all utility charges except trash service. Trash service is included only for reasonable use and any usage that is excessive or misused will be the responsibility of the Tenant. Any additional access for cable or other utility equipment that requires modification of premises must have prior written consent from Landlord.

Minimally, Electric and Water/Sewer service must be kept in service under Tenant's name the entire term of the lease. Tenant agrees to pay for any and all utilities, related deposits, and other charges on the utility bill for which the tenant is responsible. Tenant shall also make arrangements for said utilities and Tenant shall have the utility accounts in their name.

**Heat shall be maintained at a minimum of 60 degrees to prevent damage to plumbing.**

**10. Parking** Tenant will inform Landlord of the make and model of Tenant's motor vehicles to be parked at premises. Parking area is for tenants only. Any motor vehicle Landlord reasonably considers unsightly, noisy, dangerous, improperly insured, inoperable or unlicensed is not permitted to be parked on premises. Work and maintenance on motor vehicles is prohibited on premises without prior written permission from Landlord. No recreational vehicles, boats, trailers, campers, or storage units are allowed, unless authorized in writing by landlord. No inoperable vehicles 'under repair' may be left on the premises for more than one (1) week.

**11. Condition of the Premises** Tenant agrees to: (1) keep the premises clean and sanitary and in good repair and, upon termination of the tenancy, to return the premises to Landlord in a condition identical to that which existed when Tenant took occupancy, except for ordinary wear and tear; (2) immediately notify Landlord of any defects or dangerous conditions in and about the premises of which they become aware; and (3) reimburse Landlord, on demand by Landlord, for the cost of any repairs to the premises damaged by Tenant or their guests through misuse or neglect.

Tenant and Landlord will complete a Tenant/Landlord Checklist during a walk-through inspection prior to move in documenting the condition of premises immediately prior to Tenant taking possession. This document will again be completed at end of tenancy to determine if there are any condition changes or damage. It is Tenant's responsibility to ensure notation of any damage on this checklist prior to Tenant taking possession of premises.

**12. Possession of Premises** If, after signing this Agreement, Tenant fails to take possession of the premises, they shall continue to be responsible for paying rent and complying with all other terms of this Agreement. Landlord will exercise its best efforts to deliver possession of the premises upon commencement of this lease, but will not be liable for any damages to Tenant other than a daily proration of the rent to the date upon which occupancy is available to Tenant.

**13. Pets** Villa Commons has a **NO pet policy**. Absolutely no pets of any kind are allowed on the premises.

**14. Quiet Enjoyment** Tenant shall be entitled to quiet enjoyment of the premises. Tenant and their guests shall not use the premises or adjacent areas in such a way as to: (1) violate any law or ordinance, including laws prohibiting the use, possession or sale of illegal drugs; (2) commit waste or nuisance; or (3) annoy, disturb, inconvenience or interfere with the quiet enjoyment and peace and quiet of any other tenant or nearby resident.

**15. Extended Absences By Tenant** Tenant agrees to notify Landlord in the event that they will be away from the premises for 7 consecutive days or more. During such absence, Landlord may enter the premises at times reasonably necessary to maintain the property and inspect for damage and needed repairs.

**16. Repairs Maintenance and Alterations** Tenant shall not, without Landlord's prior written consent, alter, re-key or install any locks to the premises. If allowed, Tenant shall provide Landlord with a key or keys capable of unlocking all such re-keyed or new locks.

Tenant shall not make any repairs or alterations to the premises, including but not limited to, painting and altering flooring. Any maintenance or repairs required will be remedied by Landlord in as timely a manner as possible. Outages such as electrical power, heat or water will be addressed as soon as utility repair crews, plumbing or electrical contractors can be dispatched. Landlord will take all measures to remedy such incidents within 72 hours of Tenant's notification to Landlord. No adjustments in rent will be made. This includes, but is not limited to, repair required for all appliances, water heater, plumbing, heating & cooling. It is Tenant's responsibility to report any damage or repairs needed immediately upon discovery. Landlord is not liable to pay for repairs done without Landlord's consent.

All damage caused by Tenant, Tenant's household members or anyone who is on the premises with Tenant's permission, such as but not limited to stopped-up sewers, sinks, toilets or broken windows or any excessive wear and tear shall be repaired by Landlord at the expense of Tenant.

**17. Fire and Casualty** In the event the premises are partially or totally damaged or destroyed by fire or other cause, the following shall apply:

a. If the premises are totally damaged and destroyed, Landlord shall have the option to: (1) repair such damage and restore the premises, with the Agreement continuing in full force and effect, except that Tenant's rent shall be abated while repairs are being made; or (2) give written notice to Tenant terminating this Agreement at any time within thirty days after such damage, and specifying the termination date; in the event that Landlord gives such notice, this Agreement shall expire and all the Tenant's rights pursuant to this Agreement shall cease.

b. Landlord shall have the option to determine that the premises are only partially damaged by fire or other cause. In that event, Landlord shall attempt to repair such damage and restore the premises within thirty days after such damage. If only part of the premises cannot be used, Tenant must pay rent only for the usable part, to be determined solely by Landlord. If Landlord is unable to complete repairs within thirty days, this Agreement shall expire and all of Tenant's rights pursuant to this Agreement shall terminate at the option of either party.

c. In the event that Tenant or their guests, in any way, caused or contributed to the damage of the premises, Landlord shall have the right to terminate this Agreement at any time, and Tenant shall be responsible for all losses, including, but not limited to, damage and repair costs as well as loss of rental income.

d. Landlord shall not be required to repair or replace any property brought onto the premises by Tenant.

**18. Entry for Inspection, Repairs, Maintenance, Alterations and Emergency** Tenant agrees to allow Landlord and Landlord's representatives to have free access to the leased premises at reasonable times and upon reasonable notice, except in emergencies or if it is impractical to give same, for the purpose of (a) inspecting the premises; (b) making ordinary and necessary or agreed upon services; (c) exhibiting the leased premises to prospective or actual buyers, mortgagee, tenants, workmen or contractors; or (d) to collect rental payments. Reasonable times will be from 8:00 a.m. to 8:00 p.m. or any other time expressly requested by Tenant. Reasonable notice is 24 hours made by telephone or email. Tenant agrees not to unreasonably withhold Tenant's consent to such entry. If Tenant is not available to permit entry into premises, Landlord or his/her representatives may enter same for such purposes without liability.

**19. Landlord's Non-Liability for Loss or Injury** Tenant agrees to accept financial responsibility for any loss or damage to personal property belonging to Tenant and their guests caused by theft, fire, or any other cause. All personal property placed in the rented premises or in any part of the building or elsewhere upon premises, including motor vehicles, shall be placed there at the risk of Tenant or the risk of the person owning such property. Landlord assumes no liability for any such loss. Landlord recommends that Tenant obtains a renter's insurance policy to cover Tenant's liability, personal property damage and damage to the premises.

Landlord shall not be liable to Tenant for any act of violence, nor shall Landlord be liable for any damaged caused by failure of heating equipment or from plumbing, or other pipes of fixtures, or sewage, nor for any damage arising from acts of neglect of other tenants of premises, or adjacent premises. Tenant agrees that they will be held liable for sewage malfunctions resulting from the improper disposal of foreign objects; including feminine hygiene products, excess toilet paper, Q-tips, paper towels, etc.

All Tenant's property shall be removed when Tenant leaves the premises and this lease Agreement is terminated. Anything left behind shall be considered by Landlord to be abandoned and disposable as soon as Tenant vacates the premises. Tenant shall be liable to the Landlord for all expenses incurred in such removal of abandoned property.

Tenant releases Landlord from any and all liability or injury to the person or property of Tenant or Tenant's guests while within or about premises.

**20. Lease Application** The applicants for this lease and all representations contained therein are hereby made part of this Agreement. Tenant warrants that all information given by Tenant in the Lease Application is true. If such information is found to be false, misleading or incorrect, Landlord may at Landlord option, terminate this Agreement by giving the Tenant not less than thirty (30) days prior written notice.

### **21. Additional Provisions and Rules**

(1) No waterbed or other item of water-filled furniture shall be kept on the premises without Landlord's prior written consent.

(2) All light fixtures shall contain working light bulbs when Tenant takes possession of premises. Light bulbs shall be replaced as needed by Tenant. Upon vacating premises, Tenant shall ensure that all light fixtures have working bulbs and are in same condition as when Tenant took possession of premises. LED bulbs in fixtures are part of the premises and should remain after Tenant vacates the premises.

(3) Trash and garbage must be secured in bags and placed in dumpster furnished by Landlord. Tenant shall remove all trash and rubbish from said premises on a weekly basis. No hazardous waste, waste tires, waste auto fluids, and other non-household waste in dumpster.

(4) Tenant shall keep sidewalks, lawn and other outside areas free from trash and debris. Landlord shall keep the sidewalks and steps clear of snow and ice. Landlord shall mow lawn areas.

(5) Any use of extension cords is limited to those with built in circuit breakers (surge bars). Tenant agrees not to overload electrical plugs or circuits, which may cause a fire. Tenant agrees to be liable for any fire damage resulting from the failure to comply with the above provisions or from negligence.

(6) Tenant must inform Landlord within 24 hours if they have found smoke detectors not functioning or "chirping". Tenant shall not disable such devices. Tenant agrees to test smoke detectors monthly.

(7) Tenant must obtain prior written permission from Landlord to run additional phone lines and/or utility cables in premises.

(8) All nail holes in walls, doors or ceilings present after Tenant vacates premises will be repaired at Tenant's expense to Landlord's standards. (restoring condition of walls, doors, ceilings to when Tenant took possession of premises, not including normal wear and tear)

(9) Replacement keys will cost \$25. Any keys not returned by Tenant at expiration of lease shall result in a charge to Tenant of \$25 per key.

(10) Tenant shall keep premises clean.

(11) No gardens, plantings, raised beds or modifications or additions to exterior yard and common areas shall be performed without prior written consent from Landlord.

(12) Smoking is prohibited in and on premises without prior written consent from Landlord. If permitted, Tenant shall be responsible for additional cost of residual smoke remediation upon Tenant vacating premises.

(13) Tenant agrees that no signs, signals, illumination, advertisement, notice or any other littering, non-standard draperies or equipment shall be exhibited, inscribed, painted, affixed, or exposed on or at any window or any part of the outside of the premises without the written consent of the Landlord.

(14) No awnings, air conditioners, antennae, satellite dishes, or wiring shall be attached to or extended from the outside walls of the premises.

(15) Premises are pest free when Tenant takes possession of premises. Tenant shall pay to remove any and all pests from premises during their tenancy including but not limited to ants, roaches, pantry moths, and bedbugs. Tenant shall inform Landlord when there is a pest issue.

A failure by the Landlord to enforce this provision in any given period shall not constitute a waiver of any remedy afforded to the Tenant, or to collect said delinquent charge at a later date. Tenant also agrees to abide by all statutory obligations required by Ohio Revised Code 5321.05.

**22. Vacating Premises** Tenant agrees that during the sixty (60) day period prior to the termination of this agreement, Landlord shall have the right to enter the premises at reasonable times to exhibit it to prospective tenants. Tenant is required to give a minimum sixty (60) days notice **in writing** prior to vacating the premises or they are subject to paying an additional one (1) month's rent upon vacating. Tenant agrees that upon vacating the leased premises, Tenant will have the premises in a clean condition free from accumulated debris, with no unusual damages, ordinary wear and tear accepted. Tenant shall deliver all keys on or before lease end. Failure to return all keys issued will result in a \$25.00 fee per key charge. No rebate will be made for vacating early unless the premises are rented. The premises must be vacated by the appointed time on the day of lease expiration. (see section 4). Tenant will have utilities taken out of Tenant's name effective on day after lease expiration and arrange to pay the final utility bills. Tenant will leave the premises in the same condition as were on move in, less normal wear and tear. The Tenant/Landlord Checklist will be completed by Tenant and Landlord during walk through inspection of premises when Tenant turns over premises to Landlord.

Tenant is required to inform Landlord of annual lease renewal request at least 60 days prior to current lease expiration.

**23. Assignment and Subletting** Tenant understands that there is no assignment or subletting of the premises during the term of the lease without written consent of Landlord. In case of multiple tenants, if one of the Tenants vacate the premises prior to the end of the lease, the vacating party is still fully responsible for all Tenant obligations created under this lease. Remaining Tenant shall also be fully responsible to maintain the terms and conditions of this lease.

**24. Abandonment** If Tenant abandons the unit any time during the lease term, Tenant's obligations will still continue until the end of the lease term. Without ending or reducing Tenant's obligations, Landlord may: (a) take possession of the unit; (b) perform any repairs or renovations necessary; (c) try to re-rent the unit; (d) declare all rent and other charges immediately due for the entire remainder of the term; (e) sue Tenant for any compensation. Landlord has no duty to re-rent the unit or collect rent for Tenant's benefit, but rather on any terms decided by Landlord. Any rent received from a new tenant will be applied to Landlord's expenses first.

**25. Lock outs** If Tenant is locked out of their unit during office hours, the first re-entry is free. Any other lockouts thereof are subject to a mandatory \$50.00 re-entry fee paid prior to re-entry. If Tenant is locked out of their unit outside of normal office hours, Tenant must call and pay a local locksmith in order to re-enter the unit.

**26. Promises and Rights** The terms and conditions contained herein shall be conclusively deemed the Agreement between Landlord and Tenant. No modification, waiver or amendment of this Lease Agreement shall be binding upon the parties unless made in writing and signed by the parties. Tenant and Landlord agree that this Lease Agreement contains the sole and only Lease Agreement between them concerning the premises and correctly sets forth their rights and obligations to each concerning the premises as of this date.

**27. Unenforceable Provision** If any provision of this Agreement shall be determined to be unenforceable or invalid, the remainder of this Agreement shall be unaffected and remain in full effect.

**28. Disclaimer** A failure by the Landlord to enforce any provisions stated in this lease, in any given period, shall not constitute a waiver of any remedy afforded to the Tenant, or to collect said delinquent charge(s) at a later date. Written notice by regular mail is sufficient for any form of notification from Landlord.

**29. Remedy Against Landlord Limited** If Tenant is determined to have any legal right against Landlord, then Tenant's rights are limited to Landlord's interest in said premises for payment of any judgment of other court remedy. Tenant may not claim or have access to any property of Landlord other than said premises.

**30. TENANT'S WAIVERS:**

- a. Notice of Contract:** This contract sets forth all of the terms of your lease. By signing this lease, you are giving up certain rights and taking on certain legal duties. If you violate any term of the lease, you may be evicted and sued for money. Be sure you understand this lease before you sign it, or have it reviewed by someone who can explain it to you.
  
- b. Multiple Notices:** In case of multiple tenants, Landlord need not notify each Tenant individually, and may give one (1) notice for the unit binding on all Tenants. Also, any notice from any one (1) of the Tenants will be considered notice from all of the Tenants, and will be binding on all of the Tenants.

**31. Eviction** The violation of any conditions or terms of this agreement shall be sufficient cause of eviction from said premises. Tenant agrees to pay all court costs and Landlord's attorney fees associated with any eviction proceedings.

We, the undersigned UNDERSTAND AND ACCEPT the above contract as a legal document. We acknowledge receipt of a copy of this agreement and agree to comply with the provisions herein contained.

Landlord/Agent Signature \_\_\_\_\_ Date \_\_\_\_\_

TENANT:

\_\_\_\_\_ Date \_\_\_\_\_

Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Cell phone #

\_\_\_\_\_  
email address

Vehicle Information:

vehicle year/make/model/color: \_\_\_\_\_

State/license plate number: \_\_\_\_\_

## RECEIVE YOUR ENTIRE DEPOSIT BACK

Residents often inquire as to what charges will be assessed for cleaning and damages to their rented property during and after their residency. In efforts to make our residents aware of the cost of property damage, we have included this general list of minimum estimates.

### **CLEANING (if not completed by tenants)**

Vacuum entire unit and/or clean floors	\$75 and up
Stove top and /or oven	\$100 and up
Kitchen/bathroom cabinets and/or counter tops	\$75 and up/each
Refrigerator	\$100 and up
Kitchen and/or bathroom floors	\$50 and up
Toilet	\$25 and up/each
Fumigate for fleas and/or other pests	\$200 and up
Bed bug treatment	\$800 and up
Remove interior and exterior junk/debris	\$75 per hour plus dumpster fees
Remove cigarette butts/filters	\$3 per butt/filter
Carpet cleaning and/or deodorizing	\$100 and up
Bathtub or shower	\$75 and up
General cleaning interior and exterior	\$35 per hour/per laborer
Windows: glass, sills, seals, and jambs	\$20 and up/each window
Blinds/HVAC vents	\$10 and up/each
Light fixtures/ceiling fans	\$20 and up/each fixture
Microwave	\$25 and up
Dishwasher	\$25 and up

### **DAMAGES / MISSING ITEMS**

Replace/repair interior door	\$200 and up
Replace/repair exterior door	\$450 and up
Replace interior lockset	\$45 and up/each lockset
Replace/repair/rekey master-keyed lockset	\$90 and up/each lockset
Replace/repair/rekey master-keyed deadbolt	\$90 and up/each deadbolt
Replace doorstops	\$10 each
Replace keys	\$25 per key
Remove wallpaper	\$150 and up
Remove crayon/pencil/marker marks	\$30 and up
Repair nail holes, each	\$35 and up
Replace smoke/carbon monoxide detectors	\$50 and up/each detector
Replace smoke/carbon monoxide detector batteries	\$4 each
Replace/repair thermostat	\$100 and up
Replace/repair broken window pane(s)	\$100 and up
Replace/repair window screen	\$60 and up/each screen
Replace/repair window blind	\$25 and up
Replace LED light bulb	\$4 and up/each bulb
Replace light fixture cover/globe	\$25 and up/each cover/globe
Replace light fixture	\$50 and up

Replace/repair ceiling fan	\$150 and up
Replace electrical cover plate	\$3 per plate
Replace electrical outlet/switch	\$10 per outlet/switch
Replace bathroom mirror	\$75 and up
Replace/repair towel bar	\$50 and up
Replace/repair toilet paper holder	\$25 and up
Replace/repair cabinets and drawers	\$75 and up/each cabinet or drawer
Replace shower head	\$40 and up/each shower head
Replace/repair commode	\$175 and up/each commode
Replace/repair faucet and/or stopper	\$70 and up/each faucet
Replace toilet seat	\$25 and up/each seat
Clear drain/sewer stoppage	\$175 and up
Replace counter top	\$250 and up
Replace refrigerator shelf	\$100 and up/each shelf
Replace refrigerator bar	\$65 and up/each bar
Replace refrigerator drawer	\$85 and up/each drawer
Replace oven knob /rack/drip pan	\$10 and up/each
Replace/repair HVAC vent cover	\$25 and up/each
Painting	Determined by contractor's price
Repair/replace drywall and paneling	Determined by contractor's price
Repair exterior siding/soffit/coil stock	Determined by contractor's price
Replace/repair tile/linoleum/carpet/flooring	Determined by contractor's price
Repair roofing and gutters	Determined by contractor's price
Repair/replace bathtub/shower	Determined by contractor's price
Repair/replace additional missing/damaged appliance/parts	Determined by contractor's price

Understand that these prices are approximations and do not guarantee that such repairs completed in the future will be this exact rate.