



## Resident Maintenance Charges

When repairs are made by Home Forward personnel the following charges apply. These activities occur most often, but may not necessarily reflect all charges made to the tenant in maintaining the unit under the lease agreement. For items not listed below, the charges will be consistent with current material costs and actual time required to perform repairs. Residents will only be charged for repair work that is determined to be caused by resident and/or guest of resident.

Service Charges	Description	Cost
Duplicate key	Flat fee	\$10.00
Key card	Flat fee	\$10.00
Trash truck pick-up	Minimum- Resident must deliver item to trash area (minimum cost based on 1 item)	\$25.00
Trash truck pick-up	Minimum- Home Forward staff enter unit and remove items. Time, materials and dumping fees used to determine total cost	Minimum \$100 for labor and dumping fees
Lock out-after hours-Monday thru Sunday-4:30 PM to 11:59 PM	Flat fee	\$100.00
Lock out-after hours-Monday thru Sunday-midnight to 6:00 AM	Flat fee	\$200.00
Lock out-office hours Monday thru Friday	Flat fee	\$10.00
*Lock change	Time and materials	See labor cost
*Plugged drain	Time and materials	See labor cost
*Plugged toilet	Time and materials	See labor cost
Smoke Alarm (disabling)	Flat fee	\$100.00 (subject to change)
Not ready for pest control	Flat fee	\$45.00
Labor	Description	Per hour cost
Maintenance Mechanic/Carpenter/Painter	Wage and benefits	\$45.00
Trash truck and crew	Wage and benefits	\$67.00
Laborer	Wage and benefits	\$32.50
RBS	Wage and benefits	\$26.00
Maintenance Mechanic Tech	Wage and benefits	\$34.50
Grounds Maintenance Worker	Wage and benefits	\$20.50
Electrician	Wage and benefits	\$57.00
Plumber	Wage and benefits	\$50.00
Pest Control Mechanic	Wage and benefits	\$45.00

\*These and other services performed after hours will be billed at time and a half (with a minimum of two hours) if required service is determined to be caused by resident and/or guest of resident.