



**Guidelines For Cleaning, Painting, Flooring, and Repairs**

If, before moving out, the tenant does not clean the items listed below and leave them in the same condition as received (normal wear and tear expected), the tenant will be responsible for cleaning, repair and/or replacement costs. Costs will be deducted from the security deposit, or, if the security deposit is insufficient to cover the charges, will be due from the tenant upon demand. The tenant will be charged the actual costs; the prices given for the items listed below are estimated, and they are to be used as guidelines only. Please note that this is not an all-inclusive list; Tenant may be charged for items that are not on this list.

<b>Cleaning Charges</b>	<b>Move out Cleaning</b>	<b>Carpet Cleaning</b>
Studio	\$300-\$400	\$115-\$125
1 Bedroom	\$400-\$500	\$135-\$145
2 Bedroom	\$500-\$600	\$200-\$210
3 or More Bedroom (Apartment)	\$750+	\$225+
3 or More Bedroom (House)	\$800+	\$300+

\*Other potential charges associated with carpet cleaning:  
 Animal Treatments = an additional \$80 or more  
 Heavily Soiled Carpet = an additional \$50 or more

**Miscellaneous Charges:**

- Contact paper removal = \$65-\$75 per hour
- Trash removal = \$65-\$75 per hour
- Touch up painting = \$65-\$75 per hour
- General repairs = \$65-\$75 per hour
- Smoke ionization = \$350 minimum

**Replacements – Guidelines for Charges:**

If any items are missing or damaged to the point that they need to be replaced when the tenant moves out, the tenant may be charged for the current cost of replacement, including the actual cost of labor associated with the repair. A representation of replacement charges is provided below. There are guidelines (estimates) only. If Shore Management incurs a higher cost for replacing an item, the tenant will be responsible for paying the higher price. Please note that this is not an all-inclusive list; Tenant may be charged for items that are not on this list:

Access fobs (HOA) \$75-\$150	Drip pan rings \$4-\$16	Patio screens \$45-\$125
Blinds \$5-\$75	Fire extinguisher \$50-\$75	Shower doors \$150-\$350
Broiler pan set \$15-\$55	Fridge shelves \$25-\$50	Shower rod \$5-\$40
Ceiling fan \$85-\$175	Garage door \$200-\$500	Smoke & Combo detectors \$30-\$65
Countertops \$100-\$650	Garage door opener \$25-\$100	Tiles (each) \$5-\$10
Door or gate keys \$5-\$100	Light bulbs \$2-\$10	Towel rack \$15-\$40
Door lockset \$35-\$75	Light fixtures \$75-\$100	Window glass \$75-\$250
Door – exterior \$100-\$375	Mailbox keys \$15-\$65	Window screens \$15-\$45
Door – interior \$40-\$100	Patio door \$150-\$350	

**Painting:**

The tenant is responsible for the actual costs, and the following schedule applies to the percentage of the painting. The charge to the tenant would be calculated on a percentage basis based on the length of tenancy, per the following calculations:

1 Month = 97.22%	13 Months = 63.89%	25 Months = 30.56%
2 Months = 94.44%	14 Months = 61.11%	26 Months = 27.78%
3 Months = 91.67%	15 Months = 58.33%	27 Months = 25.00%
4 Months = 88.89%	16 Months = 55.56%	28 Months = 22.22%
5 Months = 86.11%	17 Months = 52.78%	29 Months = 19.44%
6 Months = 83.33%	18 Months = 50.00%	30 Months = 16.67%
7 Months = 80.56%	19 Months = 47.22%	31 Months = 13.89%
8 Months = 77.78%	20 Months = 44.44%	32 Months = 11.11%
9 Months = 75.00%	21 Months = 41.67%	33 Months = 8.33%
10 Months = 72.22%	22 Months = 38.89%	34 Months = 5.56%
11 Months = 69.44%	23 Months = 36.11%	35 Months = 2.78%
12 Months = 66.67%	24 Months = 33.33%	36 Months or longer = 0%

**Carpet & Vinyl Flooring:**

Flooring that is damaged (above and beyond normal wear and tear) before its full life expectancy will be charged to the tenant. The charge to the tenant would be calculated on a percentage basis based on the length of tenancy, per the following calculations:

1 Month = 98.3%	21 Months = 65.0%	41 Months = 31.7%
2 Months = 96.7%	22 Months = 63.3%	42 Months = 30.0%
3 Months = 95.0%	23 Months = 61.7%	43 Months = 28.3%
4 Months = 93.3%	24 Months = 60.0%	44 Months = 26.7%
5 Months = 91.7%	25 Months = 58.3%	45 Months = 25.0%
6 Months = 90.0%	26 Months = 56.7%	46 Months = 23.3%
7 Months = 88.3%	27 Months = 55.0%	47 Months = 21.7%
8 Months = 86.7%	28 Months = 53.3%	48 Months = 20.0%
9 Months = 85.0%	29 Months = 51.7%	49 Months = 18.3%
10 Months = 83.3%	30 Months = 50.0%	50 Months = 16.7%
11 Months = 81.7%	31 Months = 48.3%	51 Months = 15.0%
12 Months = 80.0%	32 Months = 46.7%	52 Months = 13.3%
13 Months = 78.3%	33 Months = 45.0%	53 Months = 11.7%
14 Months = 76.7%	34 Months = 43.3%	54 Months = 10.0%
15 Months = 75.0%	35 Months = 41.7%	55 Months = 8.3%
16 Months = 73.3%	36 Months = 40.0%	56 Months = 6.7%
17 Months = 71.7%	37 Months = 38.3%	57 Months = 5.0%
18 Months = 70.0%	38 Months = 36.7%	58 Months = 3.3%
19 Months = 68.3%	39 Months = 35.0%	59 Months = 1.7%
20 Months = 66.7%	40 Months = 33.3%	60 Months or longer = 0%