



504 Wyndhurst Drive, Lynchburg, VA 24502 (434)237-4478 **Office**
(434)832-0885 **Fax**

Rates For Cleaning/Damages

Dear Resident:

We are sorry you have decided to leave our management properties. As you prepare to move from your rental unit, please remember to leave your residence in a clean manner, even if it was not that way when you moved in. You are responsible for having carpets *professionally* cleaned and all surfaces wiped down, refrigerators cleaned out, bathrooms cleaned, and all trash removed from premises. You must make sure you are paid in full to all utilities and you have had them changed into GWG Properties, Inc. (They will not turn over utilities to us if you are not paid in full). Deductions from your security deposit will be made if we must for any reason perform any of this work. Please refer to the list below.

<u>Flooring Damages</u> including (burns, tears, deep scratches, etc.)	\$25-\$250
<u>Nail Holes</u>	\$40 min
<u>Patching Large Holes</u> in walls (greater than or equal to 1/2")	\$20 min each
<u>Any Adhesive tape damages:</u>	\$10 each
<u>Wall paper/border:</u> removal or damage	\$40 min
<u>Painting:</u> Normal wear	No Charge
Excessive wear and tear	\$40 min
Smoke damage (tobacco, candle, cooking,, etc)	\$100 min
Color Change	\$100 min per room

Cleaning: the following will be determined on the degree of cleaning it takes to put unit in good condition.

Vacuuming carpets and floors	\$30 min
Kitchen appliances inside and out	\$40 min each
Kitchen cabinets inside and out	\$20 min each
Replacing drip pans on stove	\$10 each

Bathrooms:

Wiping down surfaces	\$10 min each
Cleaning tub inside and out	\$25 min each
Cleaning toilets inside and out	\$50 min each
Bathroom floors swept clean and mopped	\$10 min each

Replacement:

Change of door locks due to damage	\$75 min
Change of mail box locks	\$40 min
Smoke alarm battery/replacement	\$5 to \$30
Mini Blinds	\$20 each
Vertical Blinds for patio doors	\$100 min
Any bathroom fixtures repaired/replacements	\$50 min each
Light bulbs-appliance/florescent non-functioning	\$5 min each

Removal:

Furniture	\$25 each pc.
Trash	\$25 each bag
Replacement of trash can	Price determined by city (\$50 +)

These charges **DO NOT INCLUDE** labor or materials. Labor rates start at \$30.00 per hour which you will be billed in addition to the above fees. Residents can be billed for any appliance, flooring, etc that is damages beyond repair due to Resident's misuse.

This list does not include all possible damages or cleaning fees. Rates are subject to change without notice.

Any **EXTERMINATION** for fleas due to pet without security deposit will be charged according to pricing from exterminator in addition to an inconvenience fee of \$100.00.