



LS Property Management
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 Guidance You Can Trust

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We Really Do Want To Return Your Full Deposit

Your security deposit is not our money, and we really want to return it to you when you move out. However, by law we must withhold “reasonable amounts for unpaid rent and other charges to return the residence to a rentable condition, wear and tear excepted,” on behalf of the owner. If your residence is not returned in the same condition as when you first rented it, the following charges will be deducted from your security deposit. Note: These charges are averages. Actual charges may be higher or lower. Replacement charges may include materials, labor, and removal where applicable. This list is provided for you when you first move-in so you can be aware of the cost of damaged property and hopefully avoid these expenses and do what is necessary to get all of your deposit back.

Cleaning:

Stove top	\$45
Oven	\$75
Cabinets or counter tops	\$70
Kitchen floor	\$45
Bathtub/shower	\$55
Toilet	\$45
Bathroom floor	\$55
Carpet cleaning	\$55 per room
Deodorize carpet	\$150
General cleaning	\$45 per hour
Trash out	\$45 per hour

Missing Items:

Replace light bulb	\$5
Light fixture globe	\$55
Replace light fixture	\$85
Electrical outlet/switch	\$55
Electrical cover plate	\$5
Replace key	\$10
Replace window screen	\$55
Replace oven knob	\$25
Replace Shower head	\$55
Replace towel bars	\$65
Replace T.P. holder	\$35
Replace smoke detector	\$55

Damages:

Small nail hole repair	\$5
Larger hole repair	\$75-\$150
Replace bathroom mirror	\$50-\$250
Replace medicine cabinet	\$75-\$125
Replace interior door	\$165
Replace exterior door	\$295
Replace sliding glass door	\$250-\$600
Replace faucets	\$125
Replace toilet	\$255
Replace garbage disposer	\$155
Replace counter top	\$250-\$1550
Repair window pane	\$100-\$300
Replace blinds	\$50-\$350
Replace Tile/linoleum	\$3-\$15 per sq. foot

Additional Charges:

Replace door lock	\$100
Repaint wall/room	\$50-\$300
Remove junk and debris	\$55 per hour
Fumigate for pests	\$75-\$225
Replace thermostat	\$75-\$175
Remove wallpaper	\$55 per hour
Clear drain stoppage	\$95
Yard work	\$55 per hour
General repairs	\$55-\$75 per hour

These are representative charges only and may not include all charges that may be made toward deposit. It is understood that the above amounts are for minimal cleaning and damages. Repairs requiring extensive work or replacement maybe higher. Note: In addition to damages, resident is responsible for rent for 30 days after the receipt of a “Notice to Vacate.” It is understood that the deposit may NOT be applied toward rent or repairs at any time during the rental term. Your deposit refund or an itemized statement of any money withheld will be sent within 21 days after you vacate the premises and return the keys.