



**CUMBERLAND HOUSING
GROUP**

Addendum D

**SCHEDULE OF STANDARD
MAINTENANCE CHARGES**

Effective July 1, 2021

Regular Maintenance Labor Rate (M-F 7:00 a.m.-5:00 p.m. excluding holidays)	\$31.50	per hour
Overtime Maintenance Labor Rate (rate for hours outside of above)	\$47.30	per hour
Replacement of Traditional Style Apartment Key	\$8.20	each
Replacement of New Mul-T-Lock Apartment Key	\$22.65	each
Replacement Mailbox Key	\$8.45	each
Replacement of Keyless Entry Card	\$21.50	each
Apartment Lock Out (M-F 7:00 a.m.-5:00 p.m. excluding holidays)	\$7.85	
Apartment Lock Out (Overtime rate for hours outside of above)	\$31.50	
Change Entrance Door Lock/Core (per door) plus key costs	\$15.75	each
Replace Entrance Door Lock/core (per door) plus key costs	\$142.25	each
Install/Remove Ceiling Fan (standard installation)	\$15.75	each
Install/Remove Window Air Conditioner (tenant supplied side panels)	\$7.85	each
Paint - White & Grey Walls	\$33.25	gallon
Paint - Beige Walls	\$36.80	gallon
Paint - Trim, doors, etc.	\$44.45	gallon
Smoke Detector - Disabled or Missing	\$40.00	each
Fire Out Over the Stove Fire Extinguishers - Disabled or Missing	\$30.00	each
Removal of Trash Bags from Outside the Apartment (per bag)	\$7.85	each
Failure to Report Need for Maintenance Repairs (Liquidated Damage)	\$25.00	

Cleaning of refrigerator, stove/oven/hood, sinks and toilets in excess of 30 minutes for each item or bathtub in excess of 60 minutes will be billed at the labor rate above plus materials

All other charges for repairs, replacements, cleaning or other work performed not listed above due to tenant neglect or other cause, will be at the actual cost of the material plus 15% overhead and at the labor rate above to perform the task required.

Excess Utility Charges - At developments where utilities are provided, a monthly charge shall be assessed for excess utility consumption due to the operation of major tenant-supplied appliances. This charge does not apply to tenants who pay their utilities directly to a utility supplier.

Auto Charge #	Appliance	Rate Basis	JFV/BG	JFK/QCT
Charge # 1	Washer	1 - 2 People	\$6.00	N/A
	Water/Sewer	3 - 4 People	\$9.00	N/A
		5 - 6 People	\$12.00	N/A
		7 - 8 People	\$15.00	N/A
Charge # 3	Air Conditioner	Each	N/A	\$7.00
Charge # 4	Freezer	Each	N/A	\$6.00

All rates are subject to change by the Board of Commissioners and a 30 day tenant notice period.