



SCHEDULE OF RESIDENT CHARGES

Effective 7/1/2020

Schedule of Resident Charges

The following prices shall apply to items that are to be charged to any resident occupying, or moving out who has deliberately or negligently abused, misused destroyed, defaced, impaired, removed or damaged these items and for non-compliance by the resident with Tenn. Code Annotated Section 66-28-401.

CODE	SERVICE DESCRIPTION	COST
0106	Clean 40 gal. Domestic Hot Water Tank	Actual labor cost only
0200	Replace Burner Knobs	\$6.89 + labor costs
0205	Replace Oven Door Spring	\$4.83 + labor costs
0206	Repair Boiler	\$12.72+ labor costs
0207	Replace Range 30"-Gas	\$319.00 + labor costs
0208	Replace Range 21"-Gas	\$342.00+ labor costs
0209	Replace Range 30" Electric	\$327.00 + labor costs
0216	Replace Oven Door Hinges	\$7.50 + labor costs
0238	Replace Top Burner Valve	\$18.00 + labor costs
0244	Replace Vent-A-Hood	\$44.45 + labor costs
0250	Replace Oven Door Screws	\$1.35 + labor costs
0257	Clean Range (Remove Aluminum foil/pans)	\$25.00 + labor costs
0258	Clean Burners	\$20.00 + labor costs
0311	Replace Refrigerator	\$458.00 + labor costs
0319	Replace Refrigerator Handle	\$26.06 + labor costs
0322	Unstop Drain Line-Refrigerator	\$15.00 + labor costs
0329	Clean Refrigerator	\$20.00 + labor costs
0501	Replace Receptacle Plate	\$0.49 + labor costs
0506	Replace Pull Cord	\$1.49 + labor costs
0509	Replace Fixture-Wall	\$19.00 + labor costs
0515	Replace Light Bulb	\$2.50 + labor costs
0535	Rehang Smoke Detector	\$25.00 + labor costs
0538	Replace Globe	\$8.89 + labor costs
0562	Replace Smoke Alarm Battery (Missing)	\$20.00 + labor costs
0609	Unstop Drains- Material P-Type Tail Piece	\$4.50 + labor costs
0610	Replace Supply Lines	\$8.17 + labor costs
0611	Replace Kitchen Faucet	\$85.58 + labor costs
0617	Unstop Drains(Material)	\$50.00 + labor costs
0621	Replace Crossbar Under Kitchen Sink	\$8.17 + labor costs
0627	Replace Sink Strainer	\$6.94 + labor costs
0629	Replace Faucet Aerator Screen	\$2.91 + labor costs
0631	Replace Faucet Handle	\$6.90 + labor costs
0644	Replace Lavatory Faucet	\$79.90 + labor costs

CODE	SERVICE DESCRIPTION	COST
0658	Replace Washing Machine Wigwag	\$7.50 + labor costs
0659	Replace Washing Machine Inlet Value	\$20.00 + labor costs
0660	Replace Towel Rack	\$2.69 + labor costs
0661	Replace Washing Machine	\$329.00 + labor costs
0662	Replace Washing Machine Pump	\$25.00 + labor costs
0663	Replace Dryer Thermostat	\$7.49 + labor costs
0664	Unstop Washing Machine Drain	Actual labor costs only
0665	Replace Swing Spout	\$23.58 + labor costs
0666	Replace Dryer Heater Element	\$33.74 + labor costs
0667	Unstop Kitchen Sink	Actual labor costs only
0668	Unstop Tub	Actual labor costs only
0669	Unstop Dryer Vent	Actual labor costs only
0707	Replace commode Seat	Material + labor costs
0712	Unstop Commode (auger)	Actual labor costs only
0715	Unstop Commode (take up &repair) Bolts/Wax Seal	Material + labor costs
0716	Replace Commode	Material + labor costs
0735	Replace Tissue Bracket Holder	\$2.99 + labor cost
0737	Replace Tissue Holder	\$3.59 + labor costs
0770	Replace Dryer Duct	\$7.49 + labor costs
0806	Replace Cabinet Drawer	\$40.00 + labor costs
0813	Re-hang Wall Cabinet	Actual labor costs only
0815	Replace Cabinet Door	\$20.00 + labor costs
0818	Replace Cabinet Knob	\$2.99 + labor costs
0923	Replace Hand-rail	\$47.40 + labor costs
1004	Replace Exterior Door Locks	\$65.00 + labor costs
1005	Rehang Inside Door	Material + labor costs
1006	Rehang Main Door	\$10.00 + labor costs
1007	Replace Fire Rated Exterior Door (high rises)	\$549.00 + labor costs
1008	Replace Door Trim Interior	\$25.00 + labor costs
1013	Change 1 Door Lock Core Each	\$17.00 + labor costs
1014	Replace Door Passage Lock	\$12.00 + labor costs
1015	Replace Storm Door Latch Set	Materials + labor costs
1016	Replace Storm Door Pump	Materials + labor costs
1017	Replace Single Glass Patio Door	Materials + labor costs
1018	Replace Sliding Glass Patio Door	Materials + labor costs
1022	Replace Screen Door	\$79.00 + labor costs
1025	Replace Interior Door	\$32.50 + labor costs
1030	Replace Outside Door-Wood	\$105.00 + labor costs
1031	Replace Outside Door-Metal	\$350.00 + labor costs
1035	Replace Security Storm Door	\$185.00 + labor costs

CODE	SERVICE DESCRIPTION	COST
1036	Replace Exterior Door Jamb	\$40.00 + labor costs
1037	Replace Upper Glass Insert	\$8.74 + labor costs
1038	Replace Lower Glass Insert	\$8.59 + labor costs
1048	Door-Make A Key	\$3.10 + labor testing
1049	High Rise Card Accessible	\$25.00 + labor costs
1062	Replace Door Stop	\$1.60 + labor costs
1105	Repair Hole in Wall	\$25.00 + labor costs
1110	Paint Apt. 0 Bedroom-Vacant	\$80.00 + labor costs
1111	Paint Apt. 1 Bedroom-Vacant	\$120.00 + labor costs
1112	Paint Apt. 2 Bedroom-Vacant	\$160.00 + labor costs
1113	Paint Apt.3 Bedroom-Vacant	\$208.00 + labor costs
1114	Paint Apt.4 Bedroom-Vacant	\$240.00 + labor costs
1115	Paint Apt. 5 Bedroom-Vacant	\$270.00 + labor costs
1117	Paint Apt. 0 Bedroom- Occupied	\$120.00 + labor costs
1118	Paint Apt.1 Bedroom- Occupied	\$160.00 + labor costs
1119	Paint Apt. 2 Bedroom- Occupied	\$200.00 + labor costs
1120	Paint Apt. 3 Bedroom- Occupied	\$248.00 + labor costs
1121	Paint Apt. 4 Bedroom- Occupied	\$280.00 + labor costs
1122	Paint Apt. 5 Bedroom- Occupied	\$312.00 + labor costs
1124	Minor Plastering -1 Hour	\$20.00 + labor costs
1125	Major Plastering- All Day	\$120.00+ labor costs
1126	Major Plastering—Where Needed	\$59.77 + labor costs
1127	Minor Plastering –Where Needed	\$40.00 + labor costs
1128	Minor Plastering-4 Hours	\$80.00 + labor costs
1201	Replace Small Window Pane	Material + labor costs
1202	Replace Small Window Pane Double Pane	Material + labor costs
1205	Replace Medium Window Pane	Material + labor costs
1206	Replace Medium Window Double Pane	Material + labor costs
1207	Replace Window Screen Medium	Material + labor costs
1212	Replace Large Window Pane	Material + labor costs
1213	Replace Large Window Screen	Material + labor costs
1214	Replace Large Window Double Pane	Material + labor costs
1217	Re-screen Window Screen	Material + labor costs
1224	Re-hang Window Screen	Material + labor costs
1231	Repair Window Frame	Material + labor costs
2502	Remove TV/Satellite Dish + Post	Material + labor costs
2514	Remove Key from Lock	\$6.45 + labor costs
2522	Replace Mailbox Lock	\$5.39 + labor costs
2533	Replace Garbage Disposal	\$57.23 + labor costs

CODE	SERVICE DESCRIPTION	COST
2550	Trash Out Apt. 0 Bedroom -Vacant	\$75.00 + labor costs
2551	Trash Out Apt. 1Bedroom - Vacant	\$100.00 + labor costs
2552	Trash Out Apt. 2 Bedroom -Vacant	\$125.00 + labor costs
2553	Trash Out Apt. 3 Bedroom -Vacant	\$150.00 + labor costs
2554	Trash Out Apt. 4 bedroom -Vacant	\$175.00 + labor costs
2555	Trash Out Apt. 5 Bedroom -Vacant	\$200.00 + labor costs
2564	Lock-out (After hours)	\$25.00 + labor costs
2584	Removal of Mirrors or Contact Paper Per Wall (s)	\$20.00 + labor costs
2587	Clean & Cut Resident Yard	\$25.00 + labor costs
2588	Remove Old Fence	\$10.00 + labor costs
2590	Mini Blinds 23" x 64	\$4.00 + labor costs
2591	Mini Blinds 32 x 64	\$5.50 + labor costs
2592	Mini Blinds 70 x 64	\$12.75 + labor costs
2593	Mini Blinds 72 x 64	\$13.75 + labor costs

NOTE: Labor Costs are based the following pay ranges: \$14.60-\$23.00 per hour.

