

**ADDENDUM TO SIGNED LEASE**  
**Tenant Damage / Repair and Service Minimum**

Garbage and/or Debris Removal ( abandoned possessions, broken furniture, mattress, etc.)	150.00
Repair & Paint of Each Wall (Major Damages)	\$ 100.00
Repair & Paint of Each Wall (Minor Damages)	\$ 35.00
Paint Only of Each Wall	\$ 25.00
Touch-Up Paint of Each Wall	\$ 15.00
Perishable Food Items Removal	\$ 50.00
Perishable Food Items Removal-Refrigerator	\$ 50.00
Personal Belongings	\$ 50.00
Remove Rug or Debris Outside	\$ 50.00
Remove Furniture	\$ 150.00 (Left in the apartment after lease is over)
Remove Bed Mattress	\$ 30.00
Breaking of Furniture (i.e. Bed frames, bed rails, sofa, chairs, table, cabinets, refrigerator, stove, and any other that may apply.)	Actual Cost + 20% adm. fee
Repair any sinks, toilets, bathtubs and shower stalls	Actual Cost + 20% adm. fee
Replacement of any sinks, toilets, bathtubs and shower stalls	Actual Cost + 20% adm. fee
Burn Holes in Cushion	\$ 50.00
Burn Holes in Carpeting	\$ 50.00 per burn
Repair of Doors or Locks	\$ 100.00 - \$ 150.00
Replacement of Carpeting	Actual Cost + 20% adm. fee
Stove Pans	\$ 50.00 per oven
Replacement of Broken Bunk	\$ 95.00
Replacement of Fabric on Bunk Board if stained	\$ 20.00
Light Bulbs	Actual
Replacement of Door (inside or outside)	\$ 150.00 - \$ 500.00
Replacement of Smoke and/or Carbon Monoxide Detectors	Actual Cost
Replacement of missing batteries from Smoke and/or Carbon Monoxide Detectors	\$ 10.00 each detector
Replace Lost Key (unit and/or front entry door of multi-unit property)	\$ 25.00
Re-Key Unit (keys not returned at move out)	\$ 100.00 per door
Emergency Re-Key Unit	\$ 150.00 per door
Plugged Toilet	\$ 75.00 minimum
Broken Single Pane Window	\$ 60.00
Broken Double Pane Window	Material Cost + Labor @ \$ 35.00 per hour
Broken or Missing Screen	\$ 50.00
Replacement and/or Repair of Screen Door	Actual Cost + 20% adm. fee
Replacement of Mini Blinds	Actual Cost + 20% adm. fee
Replacement or Broken Fire Extinguisher	\$ 100.00
Discharged Fire Extinguisher	\$ 50.00
Lock Out Fee Between 8:00 am and 4:00 pm	\$ 35.00
After 4:00 pm and on weekends and holidays	\$ 75.00
Re-Inspection due to tenant's violation	\$ 40.00 for 1 <sup>st</sup> inspection and \$ 75.00 each thereafter
Damage Deposit	\$ 250.00
Illegal Animals	\$ 500.00

- *There shall be a charge of \$ 200.00 per Resident for the cleaning of the Resident's apartment after term of lease. However, if the tub and enclosure, shower and enclosure, stove is in need of second cleaning due to excessive dirt, scum, grease or burnt additional cost will occur.*
- *Professional Carpet/Upholstery Cleaning are the responsibility of tenants prior to check-out. Runco Rentals will charge the following amounts: Carpets located in Common Areas: \$ 75.00, Heavy Soiled Areas - \$ 25.00 each area. (will be divided equally by all tenants residing in lease unit.) : Furniture/Upholstery: \$ 25.00 per unit (will be divided equally by all tenants residing in lease unit.); Any tenant that has carpeting in their bedroom will be charged \$ 25.00. All deductions will be subtracted from your security deposit.*  
 \* *Tenants will need to provide proof of Professional Carpet/Upholstery Cleaning: copy of receipt for services of carpet cleaning is required.*

**Any damages that occur in all common living spaces will be divided between all tenants.**  
 Any and all other damages that occurs other than those listed above will be charged accordingly.

My signature below signifies my agreement that this charge list is part of my lease:

Tenant Signature	Date	Landlord Signature	Date
_____, Indiana, PA 15701			
Apartment Address			