

**TENANT CHARGES
AS OF 8/28/2025**

If there is a request for new key during a maintenance request, the tenant will be invoiced per key. See chart below. It is also located on our website. Tenant can also contact the office for a list of charges. Please note that Emmerich Properties has the authority to change the cost per service at any time based on their expenses to provide the service requested.

PER ITEM		DURING OFFICE HRS	AFTER HOURS
LOCKOUT		\$45	\$75
LOST MAIL KEY	\$45		
LOST ENTRY KEY	\$45		
REKEY/DEADBOLT (2 key incld') per lock	\$100		
REKEY A MAILBOX	\$75		
GARAGE DOOR JAM/EMERGENCY KEYS	\$45		
GARAGE DOOR OPENER	\$85		
LAUNDRY ROOM KEY	\$45		
UNAUTHORIZED LOCK CHANGE	\$100		
CARPET CLEANING	\$100 & UP BASED ON SQ FT		
CARPET STAINS THAT DO NOT COME CLEAN	\$100 & UP BASED ON SQ FT		
HOLES IN WALL	\$50-\$250		
DOOR DAMAGE/REPLACEMENT	\$250-\$800		
OVEN DRIP PANS	\$25-\$50		
LIGHT BULB (PER)	\$7.50-\$15		
DISH ANTENNA REMOVAL	\$50-\$100 NOT INCLUDING REPAIRING DAMAGE CAUSED BY MOUNTING		
E&A MAINTENANCE LABOR CHARGES	\$45 PER HR CLEANING (1 HR MIN)	\$65 PER HR MAINTENANCE REPAIRS (1 HR MIN)	\$125 PER HR MAINTENANCE REPAIRS (1 HR MIN)
E&A MAINTENANCE LABOR CHARGES	\$65 PER HR PLUMBING/ELECTRICAL (1 HR MIN)	\$65 PER HR PLUMBING/ELECTRICAL (1 HR MIN)	\$125 PER HR PLUMBING/ELECTRICAL (1 HR MIN)
SUB CONTRACTOR LABOR CHARGES	ACTUAL COSTS PLUMBERS/ELECTRICIANS \$75-\$125 PER HR		
REFUSAL TO GRANT ACCESS W/12 HOUR NOTICE 8AM-4PM OR EVENT OF EMERGENCY	\$50		
BOOT REMOVAL	\$250		
ANYTIME WE HAVE TO PROCEED W/COURT FILINGS	\$250 + COURT COST		
LEASE VIOLATIONS IE CITY, MOWING, PARKING ETC.	VIOLATIONS WILL BE CHARGED ACCORDINGLY- MINIMUM \$50		