

Nu-Dimensions
Maintenance Charges
Effective July 1, 2020

Nu-Dimensions, Inc. has established the following maintenance hourly rates as well as flat rate charges for maintenance repairs. As provided in the lease, these rates or charges will be billed to resident accounts when the property damage requiring maintenance exceeds normal wear and tear. The hourly rates include the cost of labor, vehicles and other equipment used to perform various tasks. For items not listed in the flat rate schedule, labor will be charged at a minimum of thirty (30) minutes plus any additional increments of fifteen (15) minutes, along with the actual material costs of items required.

The hourly rates are as follows: For items not listed.

| TRADE | MINIMUM CHARGE (30 mins.) | EACH ADDITIONAL 15 MINUTES |
|-------------------------------|---------------------------|----------------------------|
| Maintenance Mechanic | \$15.00 | \$3.75 |
| Janitor | \$10.00 | \$5.00 |
| Plumber | \$18.00 | \$9.00 |
| Electrician | \$18.00 | \$9.00 |
| Refrigeration, A/C | \$27.50 | \$13.75 |
| Painter | \$13.71 | \$6.85 |
| NON-ROUTINE TRADE | | |
| Carpenter | \$15.00 | \$7.50 |
| Laborer | \$10.00 | \$5.00 |
| Grounds Clean-up Outside Unit | \$50.00 | \$25.00 |

Please see following pages for Flat Rate Schedule of Charges.

| Move-Out Clean Outs (Removal of Furniture) | Flat Rate |
|---|-----------|
| 1 Bedroom | \$180.00 |
| 2 Bedroom | \$200.00 |
| 3 Bedroom | \$220.00 |
| 4 Bedroom | \$240.00 |
| 5 Bedroom | \$260.00 |

| Work Description | Flat Rate |
|--|-----------|
| Storage Fees First 7 days , All items are discarded after 7 calendar days | Free |
| Pest Control (Above Normal) | \$25.00 |
| Gutters Downspout-Replace Bracket | \$13.00 |
| Gutters Downspout- Replace Elbow | \$16.00 |

| Work Description | Flat Rate |
|---|------------------|
| Appliances | |
| A/C Floor Unit Install | \$35.00 |
| A/C Window Unit Install | \$110.00 |
| Furnace Drain Clogged | \$14.00 |
| Furnace Filter Replace | \$16.00 |
| Furnace Service | \$27.00 |
| Furnace Thermostat Replace | \$41.00 |
| Fuse 15 Amp Replace | \$24.00 |
| Fuse 20 Amp Replace | \$24.00 |
| Range Broil Door Handle Replace | \$12.00 |
| Range Elec Burner 6" Replace | \$30.00 |
| Range Elec Burner 8" Replace | \$35.00 |
| Range Elec Burner Control Replace | \$96.00 |
| Range Elec Drip Pan 6" Replace | \$14.00 per set |
| Range Elec Drip Pan 8" Replace | \$14.00 per set |
| Range Elec 20" Replace | \$349.00 |
| Range Elec 30" Replace | \$456.00 |
| Range Hood Bulb Replace | \$13.00 |
| Range Hood Fan Not Working | \$66.00 |
| Range Hood Filter Replace | \$22.00 |
| Range Knob Oven Replace | \$22.00 |
| Range Knob Replace | \$18.00 |
| Range Oven Control Replace | \$77.00 |
| Range Oven Door Gasket Rep | \$37.00 |
| Range Oven Door Hinge Replace | \$32.00 |
| Range Oven Door Handle Replace | \$30.00 |
| Range Eyes – Clean | \$15.00 |
| Refrigerator Replace | \$586.00 |
| Refrigerator – Replace Glass Shelf | \$67.00 |
| Water Heater Gas Lit Pilot | \$12.00 |
| Water Heater Pop-Off Valve Replace | \$37.00 |
| Gas- Repair Leak | \$12.00 |
| Bathroom | |
| Bath Mirror Replace | \$61.00 |
| Bathroom Fan- Clean Cover | \$12.00 |
| Bathroom Fan- Cover Replace | \$35.00 |
| Bathroom Fan- Fan Replace | \$28.00 |
| Bathroom Fan- Motor Replace | \$59.00 |
| Bathroom Fan Replace | \$63.00 |
| Bathroom Faucet Replace | \$136.00 |
| Bathroom Sink Replace/Rehang | \$144.00 |
| Bathroom Sink Unstop | \$42.00 |
| Bathroom Heater – Change Switch | \$42.00 |
| Bathroom Heater – Panel Replace | \$302.00 |
| Bathtub- Replace Caulk | \$37.00 |
| Bathtub Showerhead Leakage Repair | \$12.00 |
| Bathtub Showerhead Replace | \$20.00 |
| Bathtub Unstop | \$40.00 |
| Commode/Toilet Floor Bolts Replace | \$26.00 |
| Commode/Toilet Handicap Replace | \$317.00 |

| Work Description | Flat Rate |
|---|------------------|
| Bathroom (Continued) | |
| Commode Unstop/Plunger | \$12.00 |
| Commode Unstop/Pull | \$48.00 |
| Commode/Toilet Replace | \$219.00 |
| Commode/Toilet Seat Replace | \$22.00 |
| Commode/Toilet Secure to Floor | \$12.00 |
| Commode/Toilet Tank AND Top Replace | \$194.00 |
| Commode/Toilet Tank Bolts Replace | \$31.00 |
| Commode/Toilet Tank Lever Replace | \$35.00 |
| Commode/Toilet Tank Top Replace Only | \$60.00 |
| Handicapped Bath Bar (each) | \$64.00 |
| Medicine Cabinet | \$56.00 |
| Soap Dish Replaced | \$4.00 |
| Shower Rod Replaced | \$41.00 |
| Tissue Holder Replace | \$25.00 |
| Tissue Roller Replace | \$12.00 |
| Toilet Replace | \$140.00 |
| Toilet Pull | \$32.50 |
| Toilet Flush Mechanism | \$36.00 |
| Towel Rack Replace | \$23.00 |
| Cabinets | |
| Cabinet Door Replace | \$56.00 |
| Cabinet Drawer Replace | \$62.00 |
| Cabinets Paint/Stain (per cabinet) | \$40.00 |
| Kitchen Cabinet- Drawer Hinge Replaced | \$13.00 |
| Kitchen Cabinet- Drawer Front Replace | \$55.00 |
| Kitchen Cabinet- Drawer Guide Repair | \$12.00 |
| Closets | |
| Closet Rod Replace (Wood) | \$15.00 |
| Closet Rod Repair (Wood) | \$8.00 |
| Closet Rod Replace (Metal) | \$16.00 |
| Closet Rod Repair (Metal) | \$22.00 |
| Closet Shelf Replace | \$20.00 |
| Closet Shelf Repair | \$10.00 |
| Doors | |
| Door Deadbolt | \$112.00 |
| Door Interior, Jamb Replace (Wood) | \$91.00 |
| Door Exterior, Jamb Replace (Wood) | \$156.00 |
| Door Key Replace (per key) | \$4.00 |
| Door Knob/Handle Replace (dummy) | \$28.00 |
| Door Lock Rekey (per door) | \$53.00 |
| Door Lock Resident L/O After Hours | \$46.00 |
| Door Lock Resident L/O Business Hours | \$12.00 |
| Door Stop Replace | \$13.00 |
| Door Weather Stripping Install | \$57.00 |
| Door Exterior Wood Replace | \$198.00 |
| Door Handicap Hand/ Lever Install | \$52.00 |
| Door Interior 6 Panel - 18" | \$93.00 |
| Door Interior 6 Panel – 20" | \$85.00 |
| Door Interior 6 Panel – 24" | \$85.00 |

| Work Description | Flat Rate |
|---|----------------------------------|
| Site | |
| Embankment Clean Off (Per Occurrence) | \$100.00 |
| Roof Clean Off (Per Occurrence) | \$50.00 |
| Shrubbery Plant Replacement | Cost of Item Plus Labor |
| Any Vehicle without a valid Tag will be towed | Owner is responsible for expense |

| Work Description | Flat Rate |
|--|---------------------------------------|
| Site | |
| Trash Pick-up in yard | \$60.00 per Occurrence |
| Clean Up Grease from Porches or Building poured out by Tenant | \$80.00 Per Occurrence |
| Removal of Holiday Decorations | \$50 per Occurrence |
| Cost to Paint Poles, railings, and Trim | \$plus cost |
| Plumber to unstop any drains. Pouring grease down drain, flushing wipes or anything other than toilet paper. | Tenant will be charged cost to repair |