

Turnover Maintenance Agreement

- Turnover Maintenance: this is an in-depth maintenance checklist designed to repair any item in the unit that is not working correctly or broken. Average charge: Time and Materials, usually at least 3 hours labor.
- Turnover Maid Service: this is a complete cleaning of the apartment. All items that belong to the residents must be put away, and the unit in reasonable condition. This is not designed to clean up the apartment for the residents' belongings, but to make the apartment as sanitary as possible. Maids will not do dishes, pick up dirty laundry, or straighten up tenant belongings. Average Charge: \$80-150 per apartment.
- Carpet Cleaning: This is a provision of the lease. The carpets are professionally cleaned by a local company. All items belonging to the residents must be off the floors and furniture, as the furniture must be moved. Average charge: \$105-180 depending on the floor plan. This is a resident charge per the lease agreement.
- Painting: Painting is not typically done if all residents are renewing. If you believe that your unit should be painted, please discuss this with your property manager.
- Rekey: Unit will be rekeyed and new keys will be given to all tenants. A new key fee is required.
- We do not wish to have any turnover procedures, including those listed above, completed in our apartment/townhouse. All incoming residents agree to take occupancy of the apartment in "as is" condition. At the end of the lease term, all residents will be charged equally for items that are not considered normal wear and tear. If incoming residents are unhappy with the condition of the apartment at move-in, they agree to resolve all problems with the current residents in an internal fashion. Management will not be responsible if the unit is not in satisfactory condition.

*Management reserves the right to perform any and all work that management deems necessary at the time of initial lease termination. This could apply regardless of the above-mentioned request of new tenants.

Date: _____

Signed: _____

Agent: _____