



SAGINAW HOUSING COMMISSION STANDARD CHARGE LIST

According to the Dwelling Lease of the Saginaw Housing Commission, "Resident shall use reasonable care to keep his/her dwelling unit in such condition as to prevent health or sanitation problems from arising. Resident shall notify Management promptly of all needed repairs and of all unsafe conditions in the common areas and grounds. Except for normal wear and tear, resident agrees to reasonable charges for repair of all damage to the leased premises or building caused by Resident, his/her family, guests, or visitors. Such charges shall be billed to Resident and shall specify the items of damages involved, correctional action taken, and the cost thereof."

"Resident may be assessed for damages to the unit as a result of negligent action resulting in a fire."

Replacements and repairs caused by ordinary wear and tear are made by management without cost to the tenant.

MINIMUM LABOR RATE CHARGES

Janitorial Services and Maintenance Repairs by SHC staff	\$26
Afterhours Services and Maintenance Calls	\$39
Services or Repairs by Contractor	Actual Cost

DEFACING/DESTRUCTION OF SHC PROPERTY

Any defacing or destruction of SHC property caused by residents or their guest(s) will be charged to the resident at the full cost of material and labor for the repairs.

FLOORING

Flooring replacement will be pro-rated on the age of the covering:

Up to two (2) years	Full Actual Cost
Two (2) to four (4) years	One-half of Full Actual Cost
Five (5) to seven (7) years	One-quarter of Full Actual Cost

PAINTING

Actual cost will be assessed to a vacation Tenant if more than a touch-up is necessary for units occupied less than six (6) months. The actual cost of labor and materials will be assessed when wall repairs or extra costs of paint are necessary in a unit.

FREQUENT CHARGES

Afterhours Lockout	\$25
Lockout- Holiday	\$30
Card Key	\$15
Door or Mailbox Key	\$10
Stove Drip Pans	\$5
Auger Toilet/Sink/Disposal	\$35

ALL CHARGES NOT LISTED ABOVE WILL BE BILLED TO TENANT AT ACTUAL COST FOR LABOR PLUS MATERIAL. CHARGES, IF APPLICABLE, WILL BE ADDED TO ACCOUNTS THE MONTH FOLLOWING NOTICE TO TENANTS DETAILING THE WORK PERFORMED AND THE AMOUNT OF CHARGES.

The Saginaw Housing Commission reserves the right to update these charges upon a 30-day notice to residents.