




Damages to apartments or apartment furnishings beyond the limits of reasonable wear will be charged to the occupants of the room. The Condition Report is provided for your protection against incorrect charges to your personal account. It will be assumed that any damage to your apartment or apartment furnishings that have not been noted on the Apartment Condition Report must have occurred while you were in residence. Of course, failure to properly complete the apartment check will make you liable for all repair and replacement cost. The following information will acquaint you with the charges to be levied for specific damages to apartment or apartment furnishings.

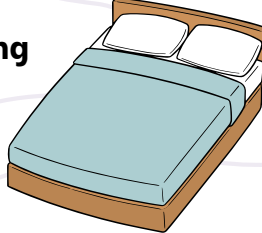
LIGHTING FIXTURES:


Hallway wall light		\$60
Kitchen under cabinet/overhead/dining room		\$95 each
Living room/bedroom/bathroom wall fixtures		\$82 each
Patio exterior		\$24
Photocell exterior porch lights		\$126.50
Globes, Lenses, Fixture covers		\$27.50
Electrical switches including cover plate		\$24.75 each
Electrical receptacles including cover plate		\$24.75 each


INTERNET:

Router—Conway Corp		\$100.00
Modem—Conway Corp		\$100.00
Cabling (coax or cat 5)		\$ 95.00 per connection

FURNITURE:

	Beds	
Assemble/disassemble/bunking		\$30
Queen Size Frame Replace		\$110 each
Full Size Mattress		\$165
Full Size Mattress Base/Foundation		\$165
Full Size Complete Bed Set Damaged/missing		\$349 (Frame included)
Bunking pins		\$5 each
Headboard or footboard		\$220 each
Mattress/Twin		\$130 each
Black Metal Twin Sized Bed Springs		\$149 Damaged/Missing
Entire bed assembly with mattress		\$425 Missing/Replace

	Desk	
Damaged tops, burn marks, etc.		\$175 Cabinet Only
Damaged or missing drawer		\$95 per drawer
Desk chairs damaged/missing		\$80 each Purple/Gray
Entire desk		\$389 Damaged/Missing

	Chest	
Damaged tops, burn marks, and etc.		\$175 Cabinet Only
Damaged or missing drawer		\$95 per drawer
Entire chest		\$386 Damaged/Missing

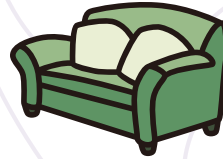
Room Condition Report/Damage Charges

Apartment Damage Charges



FURNITURE:

3 Cushion Couch: GA Apartments
Loveseat: Entire love seat
Loveseat legs



\$950 Damaged/Missing
\$725 Damaged/Missing
Loveseat legs \$22 each leg

Apartment furnishings club chair
Club chair legs

Club chair

\$525 Damaged/Missing
\$22 each leg

Table
Wooden chairs
Complete dinette set with 4 chairs
Bar Stool

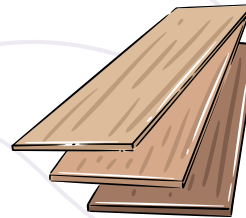
Dining



\$225
\$80 each (Virco)
\$545
\$85 each

FLOORING:

Carpet Stairwell Replacement
Carpet cleaning stairwell
Entire apartment laminate
Kitchen laminate
Bathroom laminate
Living room entrance laminate
Refinish concrete floors per room
Damaged ceramic tile
Damaged VCT



\$1,200
\$215.00
\$7,000 Replaced
\$1075
\$895
\$330
\$395
\$100 per tile
\$100 per tile

FIRE SAFETY:

Damaged or missing smoke detectors
Missing smoke detector batteries
Missing Carbon Monoxide detectors
Missing fire stop cans above range top
Missing fire extinguisher
Missing fire extinguisher wall brackets



\$100
\$10 per device
\$105 or Damaged
\$100 each (2 count)
\$100 - \$175 each
\$25 each

STRUCTURAL

Repainting or touch up tape/marks/residue
Badly soiled/damaged walls (Paint entire wall)
Chipped or peeled paint (Touch up)
Paint complete apartment
Sheetrock repair (16 inches or less)
Sheetrock repair (17 inches or larger)

Walls



\$15 per spot
\$150 per wall
\$15 per spot
\$2,100
\$100 per hole
\$250 per hole


Painting (repainting per room)
Tape/marks/hooks or nails

Ceilings

\$550 entire ceiling
\$25 per hole



Doors

Entrance door including hardware (entire door)		\$525 Without lock sets
Interior doors including hardware		\$155 Without lock set
Nail Holes, Dart Holes, Minor Damage		\$150*
Patio doors		\$550
Interior Door Knobs (Bath/Closet/Entry)		\$50*
Door locksets with core		\$145 Damaged/Missing
Deadbolt lock set with core		\$165 Damaged/Missing
Recore for 1 core doors (traditional residence halls)		\$55*
Re-core (3-4 core doors) (suites/apartments)		\$125*
Mailbox Recore		\$45
Access card		\$10
Broken, bent, or replacement keys		\$10
Re-core mailbox key		\$45*
Doorbell		\$46
Doorbell button	\$14	
Door viewer/ Peep Hole	\$22.50	



Garage Doors

Damage to Garage Doors	(TBD)
Replacement Garage Door Openers	\$100

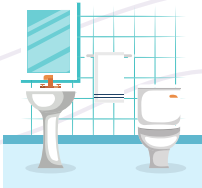
Windows

Single glass		\$234 per pane
Insulated glass		\$365.00 Special Order
French Door glass (Bear Village)		\$300
Patio door glass		\$490 per panel
Screens		\$75

Blinds

Damaged or missing window blinds	\$90 per window
Special Order Blinds	\$300 Minimum TBD
Damaged or missing patio door blinds	\$85 each

BATHROOMS:

Remove paint		\$75
Remove p-trap items		\$55
Cracked or broken lavatory		\$275
Faucet sets		\$105
Towel Bar		\$35

Lavatory

Toilet

Commode complete		\$325
Broken commode tank		\$225 Damaged/replace
Broken commode tank lid		\$110 Damaged/missing
Toilet seat		\$70
Toilet paper holder		\$22.50

Room Condition Report/Damage Charges Apartment Damage Charges



Shower/Tub



Shower curtain rod
Holes in tubs/showers
Shower Head
Shower Doors Glass (Replace Set)

\$40 Damaged/missing
\$150-\$600 or (TBD)
\$25 Damaged/missing
\$475 Glass Broken

Vanities

Counter tops
Missing or damaged drawers
Missing or damaged doors
Mirrors

\$300
\$75
\$75 each
\$250

KITCHENS:

Refrigerator



Cleaning refrigerator
Missing racks or drawers
Replace Refrigerator 12 CU.FT. or less
Replace Refrigerator 13 CU.FT. or more

\$75
\$55 each
\$800 Special PO(TBD)
\$950 Special PO(TBD)

Electric Range



Missing rack
Missing or damaged burners
Damaged or missing oven element
Damaged Vent Hood Above Range
Missing entire range
Cleaning range
Missing drip pans or will not clean

\$55 each
\$55 each
\$80
\$130
\$655 Special PO
\$75
\$7 each

Dishwasher

Missing rack or basket
Entire dishwasher

\$75 each
\$450(DTB)

Cabinets/Counter tops

Long sink section
Short section between cook range and refrigerator
Missing or damaged cabinet drawers
Missing or damaged cabinet doors

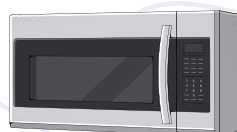
\$449
\$225
\$85 each
\$85 each

Garbage Disposer

Replace/damaged beyond repair
Repair or remove objects from disposer
Stainless steel sink
Kitchen faucets
Spray hose

\$145
\$25
\$165
\$125
\$37.50

Microwave



Entire Microwave under cabinet
Entire counter top microwave

\$350 Replacement
\$175 Replacement



OTHER:

Extra dirty/cluttered entire apartment	\$145
Extra dirty/cluttered individual rooms or kitchens	\$75 per room
Personal property left	\$25 per item
Improper check out	\$50
Contact paper removal	\$95 per area
Cleaning - Bathrooms/Showers/Commodes	\$75 each
Administrative Move	\$75
<ul style="list-style-type: none"> • Items removed by staff due to failure to vacate on time 	



NOTE: ESA Cleaning & Repairs of Damages Additional charges may apply to damages and cleaning resulting from ESAs and undocumented animals. This would cover areas throughout entire residence, i.e. condition of floors, blinds, doors and jambs, chests, desks, mattresses, head & foot boards, carpets, upholstery, removal of animal hair and droppings. Damages and cleaning costs that are not found listed will be determined when necessary.

All repairs or installations must be completed by the UCA Housing Maintenance Department or by a licensed, insured, bonded, and UCA contractor. Due to licensing, insurance, and bonding requirements it is a violation of Arkansas State law for repairs or installations to be completed by the apartment occupants and/or a contractor that has not been approved by the Housing Office and or the UCA Physical Plant. The prices listed include materials, supplies, and labor or installation. These prices are estimates only and are subject to change without notice. The Maintenance Department reserves the right to charge more than indicated in special or extreme cases. All questions concerning apartment charges should be directed to the Housing Office, 450-3121 or the Housing Associate Director for Facilities (501) 450-5189.