

# Tuscaloosa Housing Authority

*Maintenance Charges for Services, Damages and Necessary Repairs or Replacements*

All damages and necessary repairs in an apartment, as explained in your lease will be charged to the resident in accordance with the cost of materials involved, plus labor at \$35.00 per hour during maintenance duty hours and \$52.50 per hour after duty hours.

**Maintenance Hours: 8:00 AM – 5:00 PM Monday-Friday**  
**For maintenance service call the work order line at (205) 758-2305**

- There will be a \$5.00 charge for the replacement of a door key for all new locks
- Marking on the outside walls of buildings or apartments will result in charges for cleanup and may result in lease cancellation.
- Parking on lawn is not allowed according to your lease and lawn damages will be charged to guilty residents and may result in lease cancellation.

**Additional charges will result in any of the following:**

- Parking Violations:  
 1<sup>st</sup> Offense- \$10.00, 2<sup>nd</sup> Offense- \$25.00, 3<sup>rd</sup> Offense- Eviction
- Trash Pick-up:  
 \$25.00 per Offense
- Returning garbage cart to apartment:  
 \$10.00 per Offense
- Clean refrigerator:  
 \$50.00 per occurrence
- Washing cars/ vehicles:  
 1<sup>st</sup> Offense- \$25.00 and warning, 2<sup>nd</sup> Offense- Eviction

Residents are responsible for keeping their apartment clean on the inside and outside. Charges will be made as above for any lack of care or necessary cleanup. The **cleaning of stoves** that will not light or work because of **grease and dirt will result in a \$50.00 charge** and may lead to lease cancellation. **If trash must be removed from your unit you will be charged \$25.00 per truck load.** Please read your lease for further information and directions.

**Cost for replacement of each item includes labor, effective.**

Change Lock Cores	\$75.00	Cabinet Door	\$45.00	Bedroom Light	\$22.00
Repair Lock Cores	75.00	Cabinet Hinge	19.00	Patch hole in wall (per hole)	35.00
Bathroom Window Glass	45.00	Medicine Cabinet w/ Mirror	52.50	Repair/Replace Kitchen Counter	225.00
Clear Window Glass	45.00	Toilet Seat	25.50	Hall Light	24.50
Double Pane Window	100.00	Toilet Bowl	117.00	Bathroom Light Shade	15.00
Security Window Screen	100.00	Toilet Tank	155.00	Base Plug Cover	2.00
Interior Door Jamb	45.00	Toilet Tank Lid	35.00	Base Plugs	18.00
Exterior Door Jamb	68.00	Kitchen Light Shade	27.00	Light Switch Cover	2.00
Interior Wood Door	120.00	Unstop Toilet	50.00	Light Switch	18.00
Exterior Steel Dr Screen	223.00	Dead Bolt Lock Set	46.25	Smoke Alarm	26.75
Exterior Steel Dr Unit	265.00	Dead Bolt Latch	20.00	Thermostat Heat/ Air	91.00
Screen Door Closer	32.50	Unstop Kitchen Drain	50.00	Thermostat Heat only	29.50
Screen Door Handle	27.50	Remove Toilet to Unstop	75.00	Stove Oven Control- Gas	77.50
Exterior Passage Lock	34.70	Remove Lavatory	50.00	Stove Eye Grate- Gas	20.00
Interior Passage Lock	34.70	Replace Lavatory	50.00	Stove Eye- Electric	12.00
Refrigerator Door Handle	12.00	Kitchen Sink	115.00	Stove Control- Electric	40.00
Cabinet Drawer	25.00	4' Kitchen Light Fixture	56.00	Blocked Egress (Per Occurrence)	25.00
Smoke Detector Tampering Fine	100.00	Non-Emergency After Hours Call Minimum Charge			50.00
Painting Charges for Smoke Damaged Units without Repairs:					
0 - 1 BR Units - \$426.40		2 - 3 BR Units - \$639.60		4 - 5 BR Units - \$852.80	