

**Amsterdam Housing Authority
Resident Maintenance Charges, Sales and Service Fees
Effective July 1, 2017**

	<u>Existing Charge</u>	<u>New Charge</u>
<u>KEYS</u>		
Apartment	\$7.00	\$25.00 per key
Mailbox (Hi Rise & Stratton)	\$7.00	\$25.00 per key

REPLACEMENT KEY CORES

Hi Rise and Stratton	\$26.00	\$42.00
Garden	\$52.00	\$42.00 each
Fob (Hi Rise and Stratton)	N/A	\$25.00

RESIDENT LOCK OUTS(*see comment on last page of charges)

Including retrieval of keys
When dropped in elevator
shaft.

*(Tenant will not be
charged for the 1st lockout, only
after the first month of move in)*

During working hours	No Charge	Same
During overtime hours	(Current labor rate) Monday – Saturday 1 ½ hours of labor (minimum) Sunday's and Holidays 2 hours of labor (minimum)	Same

CLEANING RESIDENT YARDS

\$25.00 per hour (1 hour--minimum)	Same
---------------------------------------	------

REMOVAL OF HOUSEHOLD
ITEMS

(see comment on last
page of charges)**

(appliances, microwaves, \$25.00 per item Same
televisions)

REMOVAL OF SEVERAL
HOUSEHOLD ITEMS

Resident will be charged Same
The Tipping fee at MOSA
plus one hour of labor,
minimum. If maintenance
has to remove the item(s)
from each Room resident
will pay an extra hour of labor.

Removing household Tenant where item is going to Same
furniture/item from one
apartment to another will be charged \$25 per item

TIRE REMOVAL

\$3.00 per tire Same

EXCESSIVE USE OF
GARBAGE CHUTES,
(Hi Rise and Stratton)

Current labor rate Same
(one hour minimum)

Overtime-- (Current labor rate) Same
Monday – Saturday 1 ½
hours of labor (minimum)
Sunday's and Holidays 2 hours of
labor (minimum)

SNOW REMOVAL FROM
RESIDENT SIDEWALKS
(GARDEN APARTMENTS)

Current labor rate Same
(one hour minimum)

APPLIANCE CLEANING

Range	\$40.00	Same
Range Hood	\$20.00	Same
Hood Filters	\$10.00	Same
Refrigerators	\$30.00	Same
Drip pans for Hi Rise and Stratton	\$3.00 each	Same

APPLIANCE PARTS

Any part damaged by a Resident will be replaced At the current market value of the part, plus labor		Remains the same
Bulbs for Garden Apartment hood fans	\$6.00 each or two for \$10.00	Same
Fire stops for hood fans	N/A	\$50.00

WINDOWS AND DOORS

Insulated window glass Replacement	Market value plus labor	Same
Picture window Replacement	Market value plus labor	Same
Replacement screens	\$17.00	\$35.00
Repair screens	N/A	\$25.00
All interior passage doors	Market Value plus labor	Same
Damaged door handles (***see comment on last page of charges)	\$17.00 passage \$23.00 Privacy	Same Same
Bi-fold and sliding doors	Market value plus labor	Same
Storm doors	Market value plus labor	Same

Shades	\$7.00 each	\$12.00 each
--------	-------------	--------------

(All window shades will be provided at move in. Any damaged shades will be exchanged on annual inspections and the tenant will be charged).

Curtain rods	\$1.25 per foot	Same
--------------	-----------------	------

KITCHENS AND BATHS

Damaged towel bars	Market value plus labor	Same
--------------------	-------------------------	------

Paper holders	Market value plus labor	Same
---------------	-------------------------	------

Damaged bathroom floor with sub floor	\$25.00 Square foot	Same
---------------------------------------	---------------------	------

Damaged kitchen floor	\$12.00 Square foot	Same
-----------------------	---------------------	------

Damaged cabinets	Market value plus labor	Same
------------------	-------------------------	------

Countertop	Market value plus labor	Same
------------	-------------------------	------

Kitchen or bathroom Faucets	Market value plus labor	Same
-----------------------------	-------------------------	------

Replace toilet due to Irretrievable object	\$160.00 Standard	Same
	\$215.00 Elongated	Same

Replace toilet seat Due to damage	\$25.00 Standard	Same
	\$30.00 Elongated	Same

Plugged tubs, sinks, toilets thru resident negligence (****see comment on last page of charges)	\$26.00 plus parts	Current labor rate (one hour minimum)
	Monday-Friday 1 ½ hours of labor (minimum) Sunday's and Holidays 2 hours of labor (minimum)	Monday-Saturday 1 ½ hours of labor (minimum) Sunday's and Holidays 2 hours of Labor (minimum)

Plunge toilet during work hours	\$8.00	Same
---------------------------------	--------	------

Plunge toilet on overtime	Monday – Friday 1 ½ hours of labor (minimum)	Monday- Saturday 1 ½ hours of labor (minimum)
	Sunday's and Holidays 2	Sunday's and Holidays 2 hours of

hours of labor (minimum) labor (minimum)

Sewer line plugged (***see comment on last page of charges)**

inside or outside during
work hours

Current labor rate Same
Current labor rate Same

Sewer line plugged (***see comment on last page of charges)**

inside or outside during
overtime

Monday – Friday 1 ½ hours Monday – Saturday 1 ½ hours
of labor (minimum) of labor (minimum)
Sunday's and Holidays Sunday's and Holidays
2 hours of labor (minimum) 2 Hours labor (minimum)

If maintenance has to remove belongings from closet, in order to access the drain, tenant will be charged an extra ½ hour of labor.

All handles, shelves,
Brackets, etc.

Market value plus labor Same

ELECTRICAL

Ceiling fan or Chandelier
type installation

Labor + parts
Approximately \$50.00 Same

National Grid turns off
Power for non payment

During work hours

No charge Same

During overtime

Monday – Friday 1 ½
hours of labor (minimum) Monday-Saturday 1 ½ hours
of labor (minimum)
Sunday's and Holidays Sunday's and Holidays
2 hours of labor (minimum) 2 hours of labor (minimum)

Reset smoke alarms after

After one warning

During work hours

No charge Same

During overtime

Monday – Friday 1 ½
hours of labor (minimum) Monday-Saturday 1 ½ hours
of labor (minimum)
Sunday's and Holidays Sunday's and Holidays
2 hours of labor (minimum) 2 hours of labor (minimum)

MISCELLANEOUS

Vandalism and graffiti	Market value plus labor	Same
Air conditioner Install/Remove (*****see comment On last page of charges)	\$25.00 if maintenance installs/removes before/ after scheduled time	Same
Window damage caused By tenant	Market value plus labor	Same
Extermination if not Prepared	If company charges us, cost will be passed on to tenant.	Same
Damage to garbage sheds	Market value plus labor	Same
Heater filter in Garden Apartments	Monday – Friday 1 ½ hours of labor (minimum) Sunday's and Holidays 2 hours of labor (minimum)	Monday-Saturday 1 ½ hours of labor (minimum) Sunday's and Holidays 2 hours of labor (minimum)

*Resident will be charged for unlocking door when the call is made to maintenance. If you get into your unit before maintenance arrives, or you are not present waiting for maintenance to arrive, you will still be charged for calling maintenance to unlock your door.

**The garbage truck is strictly for regular garbage. At no time whatsoever is any tenant to throw away dressers, mattresses, box springs, air conditioners, tires, etc. on the truck. You must call the AHA office at 842-2894 and place a work order to have these items removed. If we see you putting items on the garbage truck that should not be there you will be charged double the fee.

***REAC (Real Estate Assessment Center) requires that your bathroom door have a privacy handle on it, which the AHA already provides. Additional locks or chains on the apartment doors are not permitted. If we have to remove and or change any locking device on any door, other than one assigned by the AHA, you will be charged one hour labor, minimum.

****All kitchen sinks are back to back. When these drains are clogged due to tenant negligence, the charge will be divided between the two units.

*****Garden Apartments-----every two apartments share a sewer line. When these lines are clogged due to tenant negligence, the charge will be divided between the two units.

*****At no time whatsoever is the tenant or any other person allowed to install or remove air conditioners from the windows. Air conditioners will be installed and removed by our maintenance department at a certain time of the year.

Any damage caused by resident negligence will be charged parts plus labor.