

# DAMAGE ADDENDUM

## MKB Property Management

This Addendum to the Lease Agreement by and between \_\_\_\_\_,  
LANDLORD, and \_\_\_\_\_, TENANT(S) and  
\_\_\_\_\_ Agent for LANDLORD, dated \_\_\_\_\_.

The Lease Agreement, as written, is all inclusive and binding to the LANDLORD and TENANT(S), with the exception of the following amendments and/or revisions:

1. Except for normal wear and tear, the following specific deductions or damages shall be charged against the TENANT(S):

(a) Excessive or abnormal touch-up of patch holes caused by nails: **\$50.00 hr**

(b) Appliances left dirty or in bad condition:  
**Stove: \$25.00                      Refrigerator: \$50.00**  
**Oven: \$50.00                      Microwave: \$25.00**  
**Washer: \$25.00                      Dryer: \$25.00**  
**Windows: \$20.00                      Other: \$50.00 hr.**

(c) Carpet Cleaning:  
**First room: \$50.00    Each additional room: \$30.00    Stairs: \$30.00**

(d) Repainting of parts of premises:  
**Dining room: \$150.00-200.00                      Kitchen: up to \$250.00**  
**Living room: \$150.00-200.00                      Bath: up to \$250.00**  
**Bedroom, each: \$150.00-200.00                      Hallway: up to \$250.00**

**\*These costs based on \$1.50-\$2.00 per sq ft. Cost could be higher for larger rooms\***

(e) In the event that wallpaper must be removed, TENANT(S) will be charged for the cost of repairing and repainting the wall, including drywall, if necessary, on a time and materials basis.

(e) In the event drywall or plaster are damaged by TENANT(S), TENANT(S) will be charged for the cost for repairing and repainting the area as deemed necessary by the LANDLORD.

(f) Unreturned keys: **Premises: \$75.00    Mailbox: \$ 70.00    Master Entry: \$250.00**

(g) Damaged flooring: **Carpet: \$17.50 per sq. yd.    Vinyl: \$7.25 per sq. yd.**  
\* these prices do not reflect upgraded flooring\*  
**Damage to wood flooring will be on a per job basis**

(h) Damaged or missing window coverings: **\$50.00 per hr. plus the cost of the blinds**

- (i) Repair maintenance time ( not covered above) will be charged at the rate of:  
**\$50.00 per hr. plus materials**
- (j) Repairs and Maintenance to property grounds resulting from neglect or willful acts of TENANT(S) will be charged at the rate of **\$40.00 per man per hr. plus dump fees.**
- (k) Any items that are missing or damaged to a point that they must be replaced when the tenant vacates the property , the TENANT(S) will be charged for the current cost to replace the item plus labor( at \$50.00 per hr.) If LANDLORD incurs a higher cost for replacing the item, the tenant will be responsible for the higher cost.

**\*Please note that this list is not all inclusive, you could be charged to replace items not on this list.\***

Window glass	\$100.00	Countertop	\$250.00
Patio door Glass	\$150.00	Patio Screen	\$50.00
Window screen	\$35.00	Disposal	\$65.00
Fire Extinguisher	\$35.00	Mirror	\$60.00
Ice Tray	\$3.00	Door	\$100.00
Refrigerator shelf/pad	\$35.00	Light Fixture	\$50.00
Crisper Cover	\$35.00	Light bulb	\$3.00