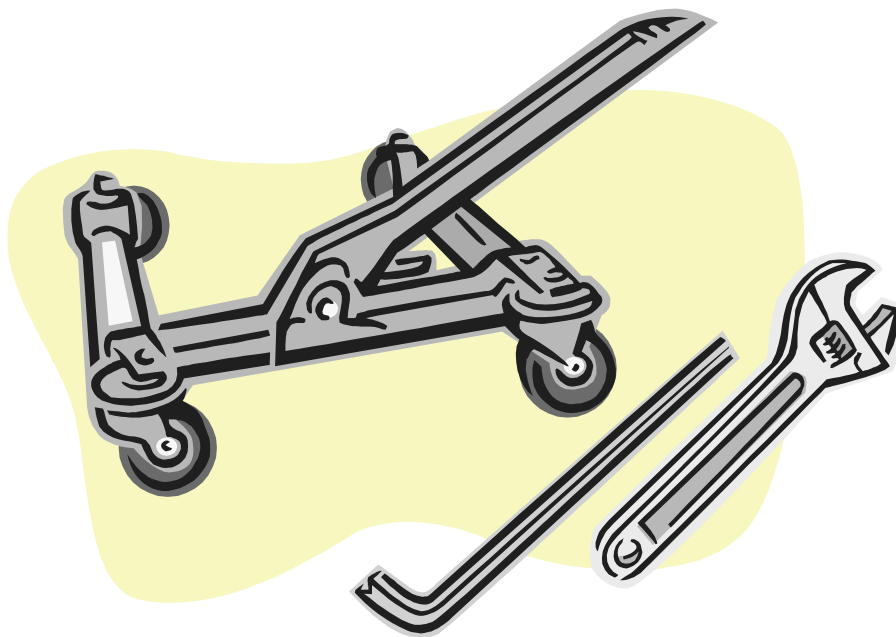


**Non-Public Housing
(Low-Income Tax Credit)
Maintenance Department**

**Schedule of Charges
For Tenant Caused Damages**

Effective January 15, 2022



**Manhattan Housing Authority
300 N. 5th Street, PO Box 1024
Manhattan, KS 66505-1024
785-776-8588**

***LABOR RATE IS \$32.00 PER HOUR. BILLING MINIMUM OF 15 MINUTES
(MINIMUM LABOR CHARGE IS \$10.00)***

0-15min - \$10.00

15-30min - \$16.00

30-45min - \$24.00

45-60min - \$32.00

SCHEDULE OF CHARGES

SCHEDULE OF APPROXIMATE CHARGES TO RESIDENTS FOR SPECIAL SERVICES

The Housing Authority Maintenance Department makes no charge for repairs or replacements in a resident's home when such services are due to fair wear and tear over a reasonable period of time. Fair wear and tear are defined as any item that deteriorates through average usage as determined by Manhattan Housing Authority. If, however, there is evidence of abuse, misuse, or negligence on the part of the resident and changes made by non-Housing Authority personnel, a charge will be made for repair and/or replacement to the original status.

All charges will be explained to the resident at the time of repair. If the resident is not at home, a copy of the work order or a door hanger will be left explaining the charges. If the resident disagrees with said charges, the resident may request a Grievance Hearing in accordance with the Grievance Procedure to discuss the disputed charges.

The resident has thirty (30) days from the date of the move-in inspection in which the resident shall report all items in disrepair, missing, or not working properly, that were not noted on the move-in inspection form. No charge will be made for such repairs during this thirty (30) day period.

REPAIR COST

ALL CHARGES LISTED ARE MAXIMUM BASE CHARGES. ON MOVE-OUTS THE CONDITION OF THE UNIT IS TAKEN INTO CONSIDERATION REGARDING MAXIMUM BASE CHARGES. A LESSER BASE CHARGE MAY BE USED AS A STARTING POINT FOR COMPUTING CHARGES ACCORDING TO FAIR WEAR AND TEAR. IF AN ITEM IS NOT LISTED, WE WILL CHARGE LABOR PLUS MATERIALS and EQUIPMENT USES.

Flint Hills Improvement

Painting - Ceilings and Walls

	<u>1BEDROOM</u>	<u>2 BEDROOM</u>	<u>3 BEDROOM</u>	<u>4 BEDROOM</u>
Labor	\$650.00	\$ 700.00	\$ 750.00	\$800.00
Materials	<u>150.00</u>	<u>200.00</u>	<u>250.00</u>	<u>300.00</u>
TOTAL	\$800.00	\$900.00	\$1000.00	\$1,100.00

<u>MONTHLY DEPRECIATION (over 5 years)</u>				
\$15.00	\$18.00	\$21.00	\$24.00	\$27.00

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REPLACEMENT KEY COST

Apartment Entry Key	\$5.00 + \$15.00 deposit
Mailbox Key	\$5.00

WINDOW MINI BLINDS

41" mini blind (Special Cut) (Metal Only)	\$35.00
35" mini blind	\$15.00
23" mini blind	\$12.00
Bedroom screen replacement (FHI)	\$50.00
Living Room screen (FHI)	\$50.00
Bathroom screen (FHI)	\$25.00
Repair for all screens	Labor + Materials
Window locks	\$6.00

PLUMBING

Snake Toilet		Labor + Materials
Unstop Toilet	Working Hours Labor + Materials: Minimum	25.00
Unstop Toilet	After Hours Labor + Materials: Minimum	50.00
Unstop Kitchen Sink	Minimum	20.00 Labor + Materials
Unstop Bathroom Sink	Minimum	20.00 Labor + Materials
Unstop bathtub	Minimum	20.00 Labor + Materials

*All other plumbing repairs will be materials plus labor

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REFRIGERATOR PARTS*

*PRICES MAY VARY ACCORDING TO STOVE/REFRIGERATOR MODLE
Replacement parts will be charged Materials plus labor

ELECTRIC RANGE PARTS

Burner Element (plug-in), Small	30.00
Burner Element (plug-in), Large	40.00
Control Knobs	15.00
Drip Pan or (Reflector Bowl) Large	8.00
(Reflector Bowl) Small	5.00

ELECTRICAL

Because of the location the light bulb replacement charge for the fixture over the stair casing at Flint Hill Improvements will be **material only**.

The following costs are only for materials; minimum labor rates will be added if maintenance performs tasks

Light Switch	8.00
Outlet (receptacle)	6.00
GFCI Outlet	12.00
Chandelier 60Watt (LED)	3.00
Front porch light Fixture	30.00
Light Fixture (Fluorescent Two Bulb)	85.00
Porcelain Lamp Holder	10.00
Thermostat	60.00
Light Fixture Cover (Clear ribbed glass blow) Fluorescent	30.00
Bulb (2')	8.00
Fluorescent Bulb (4')	10.00
Light Bulb, 60 Watt (LED)	3.00
Appliance Bulb	5.00
Outlet Cover	2.00
Switch Cover	2.00
Hard wire electric Smoke Detector (sealed battery)	35.00
Hard wire electric Carbon Monoxide Detector (sealed battery)	65.00

**LABOR RATE IS \$32.00 PER HOUR. BILLING MINIMUM OF 15 MINUTES
(MINIMUM LABOR CHARGE IS \$10.00)**

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15-30min - \$16.00

30-45min - \$24.00

45-60min - \$32.00

MISCELLANEOUS

<u>Lockouts, during and after hours:</u>	
Lockouts (7:30 a.m. to 4:30 p.m.)	\$ 12.00
Lockouts (After 4:30 p.m., weekends & holidays)	\$45.00
Graffiti Removal (per square foot)	18.00

NOTE:
THIS IS NOT A COMPLETE LIST. ALL ITEMS NOT LISTED
WILL BE CHARGED AT MATERIALS + LABOR.

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