Patriarch Property Management, LLC

1580 Copperfield Parkway College Station, TX 77845

 *979-446-8628*

 *Revised 3/3/22*

 *Security Deposit Deductions*

Residents are held responsible for repairs related to excessive wear, abuse, neglect, and damages caused by themselves, guests, children, and/or pets. Patriarch Property Management, LLC (“PPM” ) hires subcontractors for all Make Ready work. The invoices received by these subcontractors are the basis for any charges passed on to the resident. There are exceptions to this rule such as small damages that do not warrant replacement of the entire item affected or if an invoice is not received prior to 30 days post move-out. In these instances, the damage will be evaluated and a charge assessed on a case-by-case basis. The following is a description of how each major category of the Make Ready process is handled.

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| CLEANING | You will be charged all or a portion of the actual cost of cleaning based on the level of cleaning performed. Cleaning costs average $500 per property and may increase based on the number of rooms and the severity of cleaning needed. Cleaning does not cover trash removal, removal of personal belongings, feces removal, etc.* Resident did not clean = Full charge
* Resident partially cleaned = TBD based on level of cleaning.
* Resident hired professional cleaning service = No charge if receipt from company is obtained.
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| PAINTING | You will be charged for costs in excess of normal wear and tear. The actual cost varies by property due to square footage, number of interior walls, stains, marks, etc. Approximate ranges of actual costs prior to normal wear and tear credits are:Light touch- up: $500-$1,000 Heavy touch -up: $2,000+Medium touch-up: $1,000-$2,000* Painting of wood stained areas without prior written permission from PPM is considered damage.
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|  CARPET | You will be charged based on the condition of the carpet and the existence of urine in the carpet. You will be charged the actual cost of carpet cleaning as invoiced by the subcontractor.* If you have the carpets professionally cleaned and would like credit for doing so, you must provide a copy of your invoice and paid receipt to PPM on your move-out day. Credit does not apply to urine in the carpet.
* IF URINE IS DETECTED IN THE CARPET, IT WILL BE REPLACED AT YOUR EXPENSE, LESS NORMAL WEAR AND TEAR CREDIT WHERE APPLICABLE. Urine in the carpet is not cleanable, the carpet has to be removed/replaced and the sub-floor treated. The average cost for carpet cleaning is $750.
* Cleaning the carpets yourself by renting equipment does not constitute cleaning by a professional.
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|  REPAIRS | You will be charged for broken, damaged, or missing items whether caused by excessive wear, abuse, damage or neglect.* You will not be charged for repairs related to normal maintenance, age, or normal wear and tear or for items listed on the move-in inventory that were NOT repaired.
* If damage is caused by vandalism or break-in, a police report must be provided for evaluation & consideration.
* In the absence of an actual invoice or if the deposit reconciliation is prepared prior to receiving an invoice, the following list of charges will be the basis for charges passed on to you. If damaged item is not listed here, the charge will be estimated through the use of historical references or current estimates plus labor.
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| **Repairs/Replacements**Sheetrock repair - $100 min | **Cleaning & Removals**Pressure wash porches or siding - $180 min | **Lights, Bathroom & Misc.**Bathroom mirror - $175 |
| New door knob - $75Deadbolt lock - $75 | Dirty grout cleaning- $350 minYard: new grass due to damage- $175 min | Shower head - $85Toilet tank lid - $95 min  |
| Doorstop replacement - $25Damaged Shingles - $500 min | Remove dog feces - $90 minNew A/C filter - $30 | Toilet seat - $65Toilet paper holder - $25 |
| Replace stove or fridge - $1000 min | A/C unit cleaning - $250 min | New Toilet - $395 min |
| Replace dishwasher - $800Replace microwave - $400 | Satellite dish attached to building/roof- $500Removal of satellite dish - $175 |  Towel bar - $55 Tub stop - $40 |
| Replace exterior door - $650 | Flea Treatment - $250 min | Faucet - $85 |
| Replace interior door - $450Garbage disposal stoppages - $100Fence repair - $75 min | Trash Removal - $50-$500Star/Sticker removal- $75 minTears, holes, & burn marks in carpet - $200 min | Light bulb (can or regular) - $12Light bulb (fluorescent) - $16Light globe/fixture - $60 |
| Replace Window - $500-$750Window panes - $275Mini blinds- $150 - $300 | Excessively dirty appliances - $100 min | Bathtub repair from chips/scratches - $350 minReplace cabinet knobs - $15/each |
| Window screen - $50Replace ceiling fan - $400 |  |  |
| Repair ceiling fan - $175 Replace smoke alarm - $45 min |  |  |
| Replace smoke alarm batteries - $10 |  |  |
| Broken bricks on fireplace or house - $250 min |  |  |
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