

<b>MAINTENANCE CHARGES</b>
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HACA has established the following maintenance hourly rates as well as flat rate charges for maintenance repairs. As provided in the lease, these rates or charges will be billed to resident accounts when the property damage requiring maintenance exceeds normal wear and tear. HACA conducted a survey of local rates by professional trade and has established its hourly rates below the lowest rate in the survey. The hourly rates include the cost of labor, vehicles and other equipment used to perform various tasks. For items not listed in the flat rate schedule, labor will be charged at a minimum of thirty (30) minutes plus any additional increments of fifteen (15) minutes, along with the actual material costs of items required.

The hourly rates are as follows:

<b>TRADE</b>	<b>Minimum Charge (30 mins.)</b>	<b>Each Additional 15 minutes</b>
Maintenance Mechanic	\$11.50	\$ 5.75
Janitor	\$ 9.00	\$ 4.50
Plumber	\$37.50	\$18.75
Electrician	\$37.50	\$18.75
Refrigeration, A/C	\$27.50	\$13.75
<b>NON-ROUTINE TRADE</b>		
Carpenter	\$12.50	\$ 6.25
Painter	\$12.00	\$ 6.00
Laborer	\$ 9.00	\$ 4.50
Grounds Clean-up Outside Unit	\$50.00	N/A

Please see following pages for Flat Rate Schedule of Charges.

## HACA Schedule of Flat Rate Charges

Work Description	Flat Rate
A/C Floor Unit Install	\$ 35.00
A/C Window Unit Install	\$ 35.00
Bath Mirror Replace	\$ 61.00
Bathroom Fan – Clean Cover	\$ 12.00
Bathroom Fan - Cover Replace	\$ 35.00
Bathroom Fan - Fan Replace	\$ 28.00
Bathroom Fan - Motor Replace	\$ 59.00
Bathroom Fan Replace	\$ 63.00
Bathroom Heater - Change Switch	\$ 42.00
Bathroom Heater - Panel Replace	\$ 302.00
Bathroom Heater - Wall Replace	\$ 366.00
Bathtub - Replace Caulk	\$ 37.00
Bathtub Showerhead Leakage Repair	\$ 12.00
Bathtub Showerhead Replace	\$ 20.00
Bathtub Unstop	\$ 28.00
Blind Mini 18W x 64L	\$ 30.00
Blind Mini 21W x 48L	\$ 30.00
Blind Mini 22W x 64L	\$ 30.00
Blind Mini 24W x 36L	\$ 30.00
Blind Mini 24W x 64L	\$ 30.00
Blind Mini 27W x 64L	\$ 30.00
Blind Mini 35W x 72L	\$ 30.00
Blind Mini 36W x 40L	\$ 30.00
Blind Mini 36W x 64L	\$ 30.00
Blind Mini 39W x 64L	\$ 30.00
Blind Mini 41W x 64L	\$ 44.00
Blind Mini 43W x 64L	\$ 44.00
Blind Mini 45W x 48L	\$ 44.00
Blind Mini 45W x 72L	\$ 44.00
Blind Mini 46W x 64L	\$ 44.00
Blind Mini 46W x 72L	\$ 44.00
Blind Mini 52W x 64L	\$ 44.00
Blind Mini 56W x 64L	\$ 44.00
Blind Mini 60W x 64L	\$ 42.00
Blind Mini 67W x 64L	\$ 42.00
Blind Mini 69W x 64L	\$ 42.00

Work Description	Flat Rate
Blind Mini 72W x 50L	\$ 42.00
Blind Mini 72W x 64L	\$ 42.00
Brick Ext Repair (per brick)	\$ 29.00
Cabinet Door Replace	\$ 56.00
Cabinet Drawer Replace	\$ 62.00
Cabinets Paint/Stain (per cabinet)	\$ 59.00
Cable Cover Install	\$ 13.00
Closet Rod Replace (Wood)	\$ 22.00
Closet Rod Replace (Metal)	\$ 16.00
Commode Floor Bolts Replace	\$ 25.00
Commode Handicap Install	\$ 417.00
Commode Handicap Seat Install	\$ 30.00
Commode Leak @ S/line-base	\$ 25.00
Commode Replace	\$ 417.00
Commode Seat Replace	\$ 22.00
Commode Secure to floor	\$ 12.00
Commode Tank AND Top Replace	\$ 194.00
Commode Tank Bolts Replace	\$ 31.00
Commode Tank Lever Replace	\$ 35.00
Commode Tank Top Replace	\$ 60.00
Commode Unstop/Plunger	\$ 12.00
Commode Unstop/Pull	\$ 48.00
Counter top Replace (per linear foot)	\$ 35.00
Door - Deadbolt (Bartlett, Aston, Altamont Erskine, Walton)	\$ 00.00
Door - Deadbolt (Klondyke, Hillcrest, Pisgah View, Deaverview, Lee Walker, Livingston)	\$ 112.00
Door Ext Jamb Replace (wood)	\$ 156.00
Door Exterior Wood Replace	\$ 198.00
Door Handicap Hand/Lever Install	\$ 52.00
Door Interior 6 Panel - 18"	\$ 93.00
Door Interior 6 Panel - 20"	\$ 85.00
Door Interior 6 Panel - 24"	\$ 85.00
Door Interior 6 Panel - 28"	\$ 88.00
Door Interior 6 Panel - 30"	\$ 89.00
Door Interior 6 Panel - 32"	\$ 91.00
Door Interior 6 Panel - 36"	\$ 93.00
Door Interior Hinge Replace	\$ 13.00

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## HACA SCHEDULE OF FLAT RATE CHARGES (cont.)

Work Description	Flat Rate
Door Interior Jamb Replace	\$ 91.00
Door Interior luan - 20"	\$ 93.00
Door Interior luan - 18"	\$ 97.00
Door Interior luan - 24"	\$ 92.00
Door Interior luan - 28"	\$ 96.00
Door Interior luan - 30"	\$ 96.00
Door Interior luan - 32"	\$ 98.00
Door Interior luan replace- 36"	\$ 100.00
Door Key Replace (per key)	\$ 14.00
Door Knob Replace (dummy)	\$ 28.00
Door Lock Rekey (per door)	\$ 53.00
Door Lock Resident L/O After Hours	\$ 46.00
Door Lock Resident L/O Business Hours	\$ 12.00
Door Peephole Replace	\$ 17.00
Door Security Screen Door Rescreen	\$ 148.00
Door Stop Replace	\$ 13.00
Door Weather stripping Install	\$ 57.00
Doorbell Button Replace	\$ 15.00
Doorbell Electric Replace	\$ 48.00
Doorbell Manual Replace	\$ 43.00
Drain Stoppers Replace	\$ 12.00
Dryer Vent Repair	\$ 12.00
Dryer Vent Replace	\$ 40.00
Ext Clothes bracket l Bolt Replace	\$ 12.00
Fire Extinguisher Replace	\$ 53.00
Maintenance labor (1 hour)	\$ 23.00
Floor Tile Replace (per tile)	\$ 13.00
Floor Vinyl - Sheet (6' x 5')	\$ 105.00
Furnace Drain Clogged	\$ 14.00
Furnace Filter Replace	\$ 16.00
Furnace Service	\$ 27.00
Furnace Thermostat Replace	\$ 41.00
Fuse 15 AMP Replace	\$ 24.00
Fuse 20 AMP Replace	\$ 24.00
Garbage Can – Remove From Street	\$ 36.00
Gas - Repair Leak	\$ 12.00

Work Description	Flat Rate
GFCI Replace	\$ 26.00
GFCI Reset	\$ 12.00
Gutters Downspout - Replace Bracket	\$ 13.00
Gutters Downspout - Replace Elbow	\$ 16.00
Gutters Downspout – Splash block	\$ 21.00
Gutters/Downspouts Replace	\$ 37.00
Handicap Bath Bars Inst (per bar)	\$ 64.00
Heater-Wall Living Room Repair/Replace	\$ 394.00
Kitchen Cabinet - Door Hinge Replace	\$ 13.00
Kitchen Cabinet - Drawer Front Replace	\$ 55.00
Kitchen Cabinet - Drawer Guide Repair	\$ 12.00
Kitchen Countertop - Reattach End Trim	\$ 14.00
Kitchen Countertop - Replace End Trim	\$ 39.00
Lavatory Faucet Replace	\$ 136.00
Lavatory Replace	\$ 144.00
Lavatory Unstop	\$ 12.00
Light (pull chain operated) Replace	\$ 15.00
Light Bathroom Fixture Replace	\$ 28.00
Light Bathroom Globe Replace	\$ 22.00
Light Bedroom Fixture Replace	\$ 19.00
Light Bedroom Globe Replace	\$ 17.00
Light Exterior Fixture Replace	\$ 38.00
Light Hallway Fixture Replace	\$ 19.00
Light Hallway Globe Replace	\$ 18.00
Light Kitchen Fixture Replace	\$ 42.00
Light Kitchen Globe Replace	\$ 29.00
Light Living Rm Globe 12" Replace	\$ 19.00
Light Living Room Fixture Replace	\$ 19.00
Light Switch 3-way Replace	\$ 16.00
Light Switch 5225 Leviton	\$ 20.00
Light Switch Plate Triple Replace	\$ 13.00
Light Switch Wall Plate Replace	\$ 12.00
Light Switch Plate Double Replace	\$ 12.00
Lights Light Bulb Replace	\$ 15.00
Mailbox Key Charge	\$ 12.00
Mailbox Rural Replace	\$ 42.00

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## HACA SCHEDULE OF FLAT RATE CHARGES (cont.)

Work Description	Flat Rate
Mailbox Wall Replace	\$ 22.00
Medicine Cab Replace	\$ 56.00
Paint Ceiling (one room)	\$ 90.00
Paint Entire Unit - 0 Bedroom	\$ 637.00
Paint Entire Unit - 1 Bedroom	\$ 637.00
Paint Entire Unit - 2 Bedroom	\$ 844.00
Paint Entire Unit - 3 Bedroom	\$ 997.00
Paint Entire Unit - 4 Bedroom	\$ 1170.00
Paint Entire Unit - 5 Bedroom	\$ 1343.00
Paint Entire Unit (Excluding Ceilings) - 0 Bedroom	\$ 535.00
Paint Entire Unit (Excluding Ceilings) - 1 Bedroom	\$ 535.00
Paint Entire Unit (Excluding Ceilings) - 2 Bedroom	\$ 677.00
Paint Entire Unit (Excluding Ceilings) - 3 Bedroom	\$ 860.00
Paint Entire Unit (Excluding Ceilings) - 4 Bedroom	\$ 949.00
Paint Entire Unit (Excluding Ceilings) - 5 Bedroom	\$ 1051.00
Paint Room (one wall)	\$ 90.00
Porch Railing - Picket Replace (Each)	\$ 13.00
P-Trap Replace	\$ 41.00
Range Broil Door Handle Replace	\$ 12.00
Range Elect Burner 6" Replace	\$ 30.00
Range Elect Burner 8" Replace	\$ 35.00
Range Elect Burner Control Replace	\$ 96.00
Range Elect Drip Pan 6" Replace	\$ 14.00
Range Elect Drip Pan 8" Replace	\$ 14.00
Range Electric 20" Replace	\$ 349.00
Range Electric 30" Replace	\$ 456.00
Range Gas Brown 24" Replace	\$ 461.00
Range Gas Brown 30" Replace	\$ 426.00
Range Gas Top Grate Replace	\$ 40.00
Range Hood Bulb Replace	\$ 13.00
Range Hood Fan Not Working	\$ 66.00
Range Hood Filter Replace	\$ 22.00
Range Knob Oven Replace	\$ 22.00
Range Knob Replace	\$ 18.00
Range Oven Control Replace	\$ 77.00
Range Oven Door Gasket Rep	\$ 37.00

Work Description	Flat Rate
Range Oven Door Hinge Re	\$ 32.00
Range Oven Door Handle Re	\$ 30.00
Range Oven Rack Replace	\$ 62.00
Refrigerator Cold Control Replace	\$ 90.00
Refrigerator Crisper Cover Replace	\$ 96.00
Refrigerator Door Freezer Gasket Replace	\$ 69.00
Refrigerator Door Gasket Replace	\$ 85.00
Refrigerator Door Handle Replace	\$ 47.00
Refrigerator Door Panel Replace	\$ 160.00
Refrigerator Freezer Door Panel Replace	\$ 98.00
Refrigerator Freezer Fan Motor Replace	\$ 57.00
Refrigerator Ice Tray Replace	\$ 12.00
Refrigerator Light Bulb Replace	\$ 13.00
Refrigerator Rack Replace	\$ 68.00
Refrigerator Shelf Replace	\$ 39.00
Refrigerator Shelf Support Replace	\$ 36.00
Refrigerator - Clean Coil	\$ 12.00
Refrigerator - Replace Drawer (each)	\$ 71.00
Refrigerator - Replace Glass Shelf	\$ 67.00
Refrigerator Replace	\$ 586.00
Screen 11 5/8 x 54 1/4	\$ 24.00
Screen 16 7/8 x 44 5/8	\$ 23.00
Screen 19 7/8 x 54 5/8	\$ 26.00
Screen 20 1/8 x 44	\$ 24.00
Screen 20 5/8 x 43 1/2	\$ 24.00
Screen 22 1/2 x 56 1/8	\$ 26.00
Screen 22 3/4 x 44 1/8	\$ 24.00
Screen 22 7/8 x 32 5/8	\$ 22.00
Screen 23 1/8 x 46 1/8	\$ 25.00
Screen 23 7/8 x 38 7/8	\$ 23.00
Screen 26 1/8 x 57 1/4	\$ 29.00
Screen 27 7/8 x 54 5/8	\$ 28.00
Screen 29 1/4 x 47 7/8	\$ 27.00
Screen 29 3/16 x 44 1/2	\$ 26.00
Screen 29 5/8 x 54 1/2	\$ 29.00
Screen 29 5/8 x 68 3/8	\$ 31.00

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## HACA SCHEDULE OF FLAT RATE CHARGES (cont.)

Work Description	Flat Rate
Screen 31 x 28 1/2	\$ 23.00
Screen 32 1/8 x 57 1/4	\$ 29.00
Screen 33 1/2 x 29 1/6	\$ 29.00
Screen 45 1/2 x 41 1/6	\$ 28.00
Screen 57 1/2 x 17 1/6	\$ 26.00
Screen 57 1/2 x 41 1/6	\$ 31.00
Screen 69 1/2 x 41 1/6	\$ 31.00
Screen - PVA, DVA, Hillcrest & Livingston	\$ 26.00
Screen Door Catch Replace	\$ 13.00
Screen Door Catch/Handle & Pump Replace	\$ 45.00
Screen Door Handle Replace	\$ 21.00
Screen Door Pump Replace	\$ 24.00
Screen Existing Reinstall	\$ 12.00
Screen Repair	\$ 17.00
Sheetrock Repair 1-3sq feet	\$ 50.00
Sheetrock Repair 1sq feet or less	\$ 37.00
Sheetrock Repair 3-10sq feet	\$ 127.00
Sheetrock Repair - Nail Holes (per room)	\$ 13.00
Shower Rod Replace	\$ 41.00
Sink Basket Strainer Replace	\$ 40.00
Sink Kitchen Faucet Repair	\$ 36.00
Sink Kitchen Faucet Replace	\$ 110.00
Sink Kitchen Replace	\$ 212.00
Sink Kitchen Unstop (plunger only)	\$ 12.00
SJ Nut 1 1/2" Replace	\$ 12.00
Smoke / CO Detector Replace	\$ 65.00
Smoke Detector Replace	\$ 35.00
Smoke Detector Change Battery	\$ 13.00
Stair Handrail Replace (per foot)	\$ 52.00
Stair Handrail Bracket Replace	\$ 13.00
Telephone Jack Replace	\$ 25.00
Thermostat Wall Elec Heat Replace	\$ 25.00
Thermostat Wall Replace	\$ 38.00
Tissue Holder Replace	\$ 25.00
Tissue Roller Replace	\$ 12.00
Toilet Flush Mechanism	\$ 36.00

Work Description	Flat Rate
Towel Rack Replace	\$ 23.00
Trash/Debris Ext Unit Charge (small cleanup)	\$ 50.00
Trash/Debris Ext Unit Charge (large cleanup)	\$ 84.00
Wall Plate Sm Switch Replace	\$ 12.00
Wallpaper/Border Remove (per hour)	\$ 24.00
Water Heater Gas Lit Pilot	\$ 12.00
Water Heater Pop-Off Valve Replace	\$ 37.00
Window Glass Replace	\$ 86.00
Window Sash Lock Replace	\$ 15.00
Window Won't Stay Up Repair	\$ 36.00