



BRIDGING INTERESTS LLC

859 Custer Street - Hapeville, Georgia 30354
404-669-6308 - bridginginterestsllc@gmail.com

Resident Charge Schedule

This is **Exhibit A to your lease** -- the damage, repair and service minimum charges you agreed to when you signed. It is published here so nothing on it is a surprise.

These are minimum fees, and a 20% administrative fee is added to all charges. The list is not exhaustive; anything not on it is priced at the time of repair. Charges are subject to change.

Damage, repair and service charges

Item	Charge
Re-inspection due to resident violation	\$50.00 first, \$75.00 each thereafter
Replace missing smoke detector	\$50.00 each
Replace missing smoke detector battery	\$10.00 each
Replace missing pool access card	\$50.00 each
Replace missing garage door opener	\$100.00 each
Replace light bulbs	\$5.00 each
Replace, re-string or re-hang window blinds	\$45.00 each
Replace lost key (home, mailbox, dumpster or laundry room)	\$50.00 each
Replace missing or damaged interior door	\$500.00 each
Replace missing or damaged exterior door	\$750.00 each
Parking permit	\$50.00 each
Re-key property (keys not returned at move-out)	\$175.00 per door
Replace HVAC air filter	\$75.00
Broken double-pane window	\$500.00 each, plus labor
Missing or broken screen	\$60.00 each
Debris or trash clean-up	\$600.00
Carpet cleaning	\$150.00 per room
Carpet replacement	Market price plus labor at time of installation



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Item	Charge
Room cleaning	\$50.00 per room
Nail hole spackling and painting	\$10.00 each
Clean oven or refrigerator	\$100.00 each
Cutting grass	\$100.00
Extermination for pest infestation	\$350.00 per treatment required
Unauthorized pets	\$600.00 first pet, \$650.00 each additional
Repairs and replacements not listed	Material cost, plus labor at \$75.00/hour, plus 20% administrative fee



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Other charges set by your lease

These are not part of Exhibit A. They are listed here because residents ask about them most.

Charge	Amount	Where
Late fee	10% of the outstanding balance, after the date your lease sets	Paragraph 4
Returned payment	\$50.00 per returned payment, and the rent counts as unpaid from its original due date, so the late fee applies as well	Paragraph 5A
On-site collection of past due rent	\$50.00 per attempted collection	Paragraph 5
Rent paid by mail	\$50.00 processing fee. We do not accept checks.	Paragraph 3
Guest staying more than 14 days	\$100.00 per person per month in additional rent, charged from the start of the lease, unless agreed in writing first	Paragraph 12
Pets	No pets are allowed in any home we rent.	Paragraph 15
Access refused after proper 24-hour written notice	Actual cost of the rescheduled trip, up to \$100.00 per incident	Paragraph 22
Lawn or shrubbery not maintained	The cost of professional yard maintenance, as additional rent	Paragraph 9
Balances unpaid more than 7 days after you vacate	18% per annum on the unpaid balance	Paragraphs 6 and 7

After two returned payments in any 12-month period, we may require that all further payments be made by certified funds, money order or cash.

Your signed lease governs. Where a home's terms differ from what is above, the lease wins.

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