

Lynchburg Renting, LLC
PO Box 351 • Forest, VA 24551 • (434) 385-7226

DAMAGE ADDENDUM

THIS ADDENDUM TO LEASE AGREEMENT BETWEEN _____, LANDLORD, AND
_____ TENANT(S), AND
_____ REALTOR, DATED
_____, 19_____

If prior to moving out you do not clean the items listed below and leave them in satisfactory working order, the following charges will be deducted from your security deposit or owed to Landlord and/ or Realtor if your security deposit is insufficient to cover the charges. You will be charged the listed amount for each instance in which a listed item must be cleaned or repaired. The prices given for the items listed below are average prices only. If Landlord/ Realtor incurs a higher cost for cleaning or repairing an item, you will be responsible for paying the higher cost. Please note, this is not an all-inclusive list; you can be charged for cleaning or repairing items that are not on the list.

KITCHEN CLEANING

- Oven \$35.00
- Drip Pans (Each) \$ 5.00
- Stove Top/ Range Hood \$15.00
- Refrigerator/ Freezer \$35.00
- Dishwasher \$15.00
- Sink \$15.00
- Cabinets & Countertops \$35.00
- Floor \$25.00

BATHROOM CLEANING

- Toilet \$20.00
- Tub/ Shower \$30.00
- Sinks, Cabinets, Countertops \$45.00
- Floor \$25.00

MISCELLANEOUS CLEANING

- Fireplace \$45.00
- Carpet Cleaning
 - I BR \$75.00
 - 2 BR \$115.00
 - 3 BR \$150.00
- Windows (Each) \$10.00
- Doors (Each) \$20.00
- Ceiling Fans/ Light Globes (Each) \$10.00
- Woodwork \$50.00
- Washer \$15.00
- Dryer \$15.00

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If any items are missing or damaged to the point that they must be replaced when you move out, you will be charged, for the current cost of the item, plus labor and service charges. Other damages that may be charged against Tenant follow. These are average prices. If Landlord/ Realtor incurs a higher cost for replacing an item, you will be responsible for paying the higher cost. Please note, this is not an all-inclusive list; you can be charged for the replacement of items that are not on the list.

- Excessive or abnormal touch up of patch holes caused by nails, hanging lamps, etc. (Each) \$20.00
- Repainting parts of the Premises:

LR	\$150.00	DR	\$100.00	KIT	\$100
BATH	\$75.00	HALL	\$50.00	BR (each)	\$125
- Repainting of the entire Premises (May vary depending on apt, townhouse, house)

1 -Bedroom Unit:	\$450.00+
2-Bedroom Unit:	\$525.00+
3-Bedroom Unit:	\$625.00+
- Trash Removal (Pick Up Load) \$125.00
- Holes In Walls (Each) \$50.00
- Missing Light Bulbs (Each)

Regular	\$3.00
Specialty (Bath, Exterior, Etc.)	\$5.00
- Missing or Dirty Furnace Filters \$8.00
- In the event keys are not returned, Tenant(s) will be charged for the cost of re-keying the locks. This includes mailbox keys,
- In the event that wallpaper must be removed, TENANT(S) will be charged for the cost of repairing and repainting the area or room as deemed necessary, including the drywall, if necessary, on a time and material basis.
- In the event the drywall is damaged, through the removal of tape applied by Tenant(s), Tenant will be charged for painting the area or room as deemed necessary by LANDLORD.
- Damaged carpeting or vinyl flooring.

Burn holes (Each)	\$20.00
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 Cost per square yard of replacing carpeting or flooring \$25.00 material only. Labor additional.
- Excessive or unusual repair or maintenance time (not covered above) will be charged at the rate of \$25.00 per hour,

Tenant(s) agree that if he/she vacates these premises prior to the expiration of this Lease Agreement, thereby breaking this agreement, Tenant(s) will deliver up and surrender said premises to the Landlord in as good condition as when received, and reimburse Landlord for performing such work as described above or at the actual costs of the materials and repairs, if there is a variance between the tentative schedule established herein and the actual bills for such materials and repairs.

Tenant

Date

Tenant

Date