



**South Carolina
REGIONAL HOUSING AUTHORITY No. 3**

May 01, 2016

**SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO. 3
SOUTHEASTERN HOUSING AND COMMUNITY DEVELOPMENT**

NOTICE TO RESIDENTS

MAINTENANCE CHARGES

All maintenance charges are to be kept current by the Director of Maintenance and posted at the Authority Offices. No charges will be added to the assigned unit except for unusual repairs or services caused by misuse or neglect by the resident, his or her family, or others. Charges will be reviewed and revised as necessary and put into effect after posting requirements have been met. Normal wear and tear is expected. Move-In and Move-Out inspections will be the basis for charges made to the tenant, and will determine the amount of security deposit to be refunded. Any resident with repeated or excessive repair charges could be subject to eviction. All charges for painting will be based on 5 year residency. Occupants of less than 12 months will be charged for all paint and repairing time; over 12 months will be prorated and the labor is based on \$38.50 per hour. All labor that is a resident charge is based on \$38.50 per hour which is extraordinary. Charges made on Clean and Repairs after a resident has vacated are cost of the materials plus labor at \$38.50 per hour. Extra ordinary maintenance for owners of 811-B complexes is based on \$38.50 per hour. The following charges are those currently being assessed. Any items not listed will be charged at actual cost plus labor. Labor rates are based on skilled and unskilled labor.

FIRE

SC Regional Housing Authority No. 3's Residents are liable for up to \$1,000.00 if a fire occurs in an apartment due to their negligence. This is the amount of the insurance deductible. Charges to repair minor fire damage will be based on \$38.50 per hour plus the cost of materials.

Southeastern Housing Foundations' Residents are liable for up to \$5000.00 if a fire occurs in an apartment due to their negligence. This is the amount of the insurance deductible. Charges to repair minor fire damage will be based on \$38.50 per hour plus the cost of materials.

GLASS REPLACEMENT

CABINETS



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<p>Glass replacement for one window will be \$38.50 for labor plus the cost of materials.</p>	<table border="0"> <tr><td>Cabinet drawers</td><td align="right">\$55.00</td></tr> <tr><td>Cabinet doors</td><td align="right">\$55.00</td></tr> <tr><td>Cabinet headers</td><td align="right">\$55.00</td></tr> <tr><td>Cabinet Set Materials plus Labor</td><td align="right">\$38.50</td></tr> </table>	Cabinet drawers	\$55.00	Cabinet doors	\$55.00	Cabinet headers	\$55.00	Cabinet Set Materials plus Labor	\$38.50																
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<p><u>REFRIGERATOR/RANGE REPLACEMENT PARTS DUE TO TENANT ABUSE</u> Cost of materials plus labor based on \$38.50 per hour.</p>	<p><u>SCREEN DOORS & REPLACEMENT PARTS</u></p> <table border="0"> <tr><td>Screen door closer (Black)</td><td align="right">\$38.50</td></tr> <tr><td>Screen door latch (Aluminum)</td><td align="right">\$38.50</td></tr> <tr><td>Screen door latch</td><td align="right">\$27.50</td></tr> <tr><td>Screen door closer (Barn. Arms)</td><td align="right">\$27.50</td></tr> </table>	Screen door closer (Black)	\$38.50	Screen door latch (Aluminum)	\$38.50	Screen door latch	\$27.50	Screen door closer (Barn. Arms)	\$27.50																
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<p><u>GROUNDS</u> Damage to shrubbery or grass-cost material plus labor; minimum of \$55.00 Filling in holes caused by digging in yards-cost plus labor or a minimum of \$38.50 Cleaning trash from roof top \$38.50 Cleaning trash from yards \$38.50 Driving on grass \$38.50 Collecting old furniture, debris, etc. From outside of an apartment \$55.00</p>	<p><u>DOORS</u></p> <table border="0"> <tr><td>Exterior door replacement</td><td align="right">\$310.00</td><td align="right">plus labor</td></tr> <tr><td>Interior door replacement (hollow core)</td><td align="right">\$110.00</td><td align="right">plus labor</td></tr> <tr><td>Each additional</td><td align="right">\$110.00</td><td></td></tr> <tr><td>Interior door replacement (solid core)</td><td align="right">\$137.50</td><td align="right">plus labor</td></tr> <tr><td>Each additional</td><td align="right">\$137.50</td><td align="right">plus labor</td></tr> <tr><td>Entry door jamb replacement</td><td align="right">\$110.00</td><td align="right">plus labor</td></tr> <tr><td>Interior door jamb replacement</td><td align="right">\$110.00</td><td align="right">plus labor</td></tr> </table>	Exterior door replacement	\$310.00	plus labor	Interior door replacement (hollow core)	\$110.00	plus labor	Each additional	\$110.00		Interior door replacement (solid core)	\$137.50	plus labor	Each additional	\$137.50	plus labor	Entry door jamb replacement	\$110.00	plus labor	Interior door jamb replacement	\$110.00	plus labor			
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<p><u>REPLACEMENT OF MAIL BOX LOCKS</u> When repairs are made to boxes due to</p>	<p><u>REPLACEMENT OF COMPLETE WINDOW SCREEN</u></p>																								



<p>vandalism a police report must be obtained and sent to Housing or the Resident will be responsible for the repairs.</p> <p>Mail box key \$11.00 Each additional key \$ 6.60 Mail box door cost of material plus labor Replace mail box locks \$11.00</p>	<p>Complete window frame & screen \$247.50</p> <p><u>SECURITY SCREENS</u> Any Complex having security doors or window screens, replacement or repairs will be charged as cost of materials plus labor at \$38.50 per hour. Complete Security Screen Door \$253.00</p> <p><u>REGULAR RE-SCREENING</u> Re-screening of windows \$137.50 Re-screening of door sections \$137.50</p>
<p><u>REPLACEMENT PARTS FOR ELECTRIC & GAS RANGES DUE TO TENANT ABUSE</u></p> <p>Will be cost of materials plus labor based on \$38.50 per hour.</p> <p><u>FIRE EQUIPMENT</u></p> <p>Range hood fire extinguishers \$44.00 Fraudulent fire extinguisher discharge \$75.00</p>	<p><u>HEAT PUMPS</u> Damage outside the unit by resident will be Materials plus labor. Replacement of outside disconnect electrical box will be charged at cost of materials plus labor. \$93.50</p> <p><u>UNSTOPPING PLUMBING</u></p> <p>Bathtub \$38.50 Bathtub, when necessary to break into wall To unstop- labor plus materials Commode \$38.50 Kitchen sink \$38.50 Lavatory \$16.50</p>
<p><u>CLEANING INSIDE APARTMENT AFTER MOVE OUT</u></p> <p>Cleaning cook range (minimum) \$55.00 Cleaning refrigerator (minimum) \$55.00 Taking junk & trash left in apartment by the resident to the landfill \$110.00 Setting items out of unit from court order \$38.50/hr. Taking junk & trash from vacant units to Landfill minimum \$38.50</p>	<p><u>MISCELLANEOUS</u></p> <p>Floor tile replacement \$ 9.90 Ceramic tile replacement (baseboard, Wall & trim) will be materials plus labor, minimum of \$38.50 Replacement of medicine cabinet will be materials plus labor of \$38.50 Holes in walls (patch) \$38.50 Sheetrock replacement to repair hole in Wall \$44.00</p>



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	<p>Window Blind Replacement: 1st Window \$44.00 And \$8.00 for each additional window</p>
<p><u>EXTRA CHARGES FOR SOME OF OTHER PROGRAMS COMPLEXES</u></p> <p>Westside Manor/Laurens Deer Run/ Hardeeville Duplex/Moncks Corner Beech Island Springside Apartments/Aiken University Parkway Apts. /Aiken</p> <p>Dish Washer.....Parts plus labor Garbage Disposer....replacement \$170.50 Labor to remove objects \$38.50/hr Carpet damaged beyond cleaning/prorated to time lived in unit. If less than 1 year total cost of replacement. Patio Door...Damaged by Resident cost material plus labor to replace. Patio Door repair...cost of parts plus labor.</p>	<p><u>SMOKE DETECTORS 1st OCCURANCE</u></p> <p><u>FOR DISCONNECTING SMOKE DETECTOR OR REMOVING BATTERIES OR COVERING WITH A BAG \$55.00</u></p> <p><u>WARNING:</u> <u>SECOND OCCURANCE FOR DISCONNECTING SMOKE DETECTOR OR REMOVING BATTERIES OR COVERING WITH BAG \$110.00 PLUS GROUNDS FOR EVICTION.</u></p>



<p><u>REPLACEMENT OF PLUMBING PARTS</u></p> <p>Complete commode \$165.00 Commode seat \$22.00 Handicap commode seat \$148.50 Commode tank top \$60.50 Commode tank only \$60.50 Crumb cup strainer \$11.00 Soap dish, metal \$11.00 Soap dish, ceramic \$25.50 Towel bar only-ceramic \$12.10 Towel bar complete-ceramic \$22.00 Towel bar metal \$16.50 Shower curtain rod \$11.00 Tissue holder complete \$12.10 Tissue roller only \$ 7.15 Shower head \$16.50</p>	<p><u>LIGHTING REPLACEMENT</u></p> <p>Drum fixture 10" \$33.00 Drum fixture 8" \$25.50 Drum fixture 6" \$25.50 Bedroom fixture \$20.90 Bathroom fixture \$25.50 Outside fixture, regular \$20.90 Outside fixture, screw type \$33.00 U channel fixture \$24.20</p> <p><u>LIGHT GLOBES</u></p> <p>Drum 10" \$20.90 Drum 8" \$16.50 Drum 6" \$15.40 Bedroom globe \$13.20 Bathroom globe \$16.50 Outside globe, regular \$ 9.90 Outside globe, screw type \$14.30 U channel globe 12' \$16.50</p>
<p><u>ELECTRICAL</u></p> <p>Receptacles or light switches \$ 12.10 Covers for recept. & switches \$ 12.10</p>	<p><u>OUTSIDE REPAIRS OF UNITS</u></p> <p>Roof repair or outside wall repairs will be Cost of materials plus labor at \$38.50 per hour.</p>
<p><u>BLOCKED EGRESS (EXIT)</u> <u>1ST NOTICE \$27.50/AFTER</u> <u>NOTICE- \$110.00 PLUS</u> <u>GROUNDS FOR EVICTION.</u></p>	<p><u>Garbage Roll Carts</u> The cost of the Carts will be passed on to the Resident if replacement is necessary due to negligence. The cost at this time is \$110.</p>