

*Housing Authority for LaSalle County*

**Things You Can Be Charged For**

The following is a list of some items a resident can be charged for. Please remember, you are the lease holder and therefore you are responsible for all damages to your unit. These charges include, but are not limited to the following:

- Clogged drains due to tenant damage or grease
- Appliance repair due to damage
- Smoke detector replacement due to damage
- Thermostat replacement due to damage
- Flooring replacement (Carpet, tile, plank, etc.) due to damage
- Pest control preparation labor (including removal of items from cabinets/drawers for treatment)
- Electrical & lighting fixture damage
- Graffiti damage
- Yard clean-up or damage (clean-up, turf restoration from vehicle damage, etc.)
- Doors, windows, screens and parts due to damage or missing
- Cabinets, countertops and drawers that are damaged or missing
- Pet damages or animal waste removal/clean up
- Tire disposal \$15.00 per tire/wheel

These charges are based on the actual cost of materials and current labor cost (\$50.00 per hour). You will not be charged for normal wear and tear, or for parts that wear out due to age.

**MOVE-OUT CHARGES**

NOTE: Cleaning is NOT “wear and tear.”

- Cleaning - \$50 minimum cleaning supplies charge if resident fails to clean unit + labor
- Dump charge - \$136 minimum landfill charge for large items abandoned by tenant (couches, furniture, mattresses, etc.) + labor
- Electronics/Appliances – removal and recycling charges \$40.00 per item (washer, dryer, microwave, TV, etc.)
- Work performed by a sub-contractor (including garbage removal costs) will be billed according to actual charges incurred.

**LOCKS & KEYS**

Changing a lock that can be reused (keys returned).....	\$35.00 per lock
Changing a lock that can't be reused (lost keys, etc.).....	\$219.00 per lock
Changing a lock due to damage or is missing or cannot be repaired.....	\$379.00 per lock
Replace lost key.....	\$5.00 per key
Replace lost electronic door fob.....	\$25.00 per fob

**HOLE CHARGES**

Holes in walls up to 2' x 2'...\$100.00 each.      Holes in walls up to 2' x 4'...\$150.00 each  
 The cost to repair holes larger than 2' x 4' will be billed on a time and material basis.  
 Holes in doors will be charged according to the cost to replace the door.

**COURT CHARGES**

Legal fees incurred as a result of HALC filing a case against a tenant due to non-compliance or breach of the terms of the lease or for cause will be charged at \$150.00 minimum to cover the cost of filing and service. Attorney fees may be added to the minimum fee.

**FIRE DAMAGE**

Fire damage caused by the resident not covered by HALC insurance will be a \$500.00 charge.