



UT PERMIAN BASIN™
RESIDENCE LIFE AND HOUSING

Cleaning and Damage Charges for Residence Life

Residents are responsible for maintaining the facility in which they reside. This does not mean that a resident may make any repairs themselves. Residents are not permitted to alter or modify University-provided furnishings or spaces. Each resident is responsible for the prevention of accidental or intentional damage and is expected to keep the property clean & sanitary within the areas that they are responsible for. Residents must report the condition of University property through work orders. Student Housing or your Resident Assistant should also be contacted immediately for emergency maintenance matters.

The information contained in this document outlines charges and/or fees associated with maintaining the property and/or fixtures and furniture within the housing areas beyond normal wear and tear. It is not intended to cover all situations, but the most common costs and fees encountered. Housing reserves the right to alter or update this document whenever the costs of replacement, vendor charges, damage, repair, labor and any combination of these factors change.

There are times when unfortunate events may occur during the school year. Mechanical failure is not grounds for replacement, reimbursement or compensation to the residents. The Department of Residence Life strongly encourages residents to invest in renter's insurance or verify a parental homeowner's policy provides coverage while living on campus.

Damages are tracked by Housing and charges may be assigned during the school year or after check-outs. Items will be considered billable if the damage is not normal wear and tear or is the result of resident negligence, abuse, misuse, accidental loss/damage, or not cleaning the areas enough.

When possible, the responsible individual(s) will be charged the cost to repair or replace damages. When the responsible individual(s) cannot be identified, these charges can be assessed to all residents within the residential area. Guests are the responsibility of the resident they are visiting and any damage or cost associated with them is the responsibility of the resident that holds a lease contract.

Overall Cleaning Charges

Standard: Any area of the unit should appear as if it was thoroughly cleaned. It should be free of trash and personal property. If a light cleaning would not render the area “move-in ready,” the resident(s) will be assessed cleaning charges. Damage charges are not included in full cleans.

Full Unit Cleaning by either Contracted Cleaning Company or University Staff

Location	Comments	Charge
Efficiency	All should appear as thoroughly cleaned	\$400.00
2 Bedroom Apartment	Charge if not cleaned: no scum, mildew, or stains	\$475.00
4 Bedroom Apartment	Charge if not swept & mopped with no stains easily removed	\$750.00
Residence Hall 4 Bedroom	Charge if not cleaned with no spots, streaks, and/or mildew	\$250.00
Residence Hall 2 Bedroom	Charge if not cleaned: no scum, mildew, or stains	\$250.00
Excessive Cleaning Fee	If the unit is beyond normal Vendor charge for cleaning	+\$300.00
	<i>Note: Charges do not include fabric cleaning or floor strip and wax charges.</i>	

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Bathroom Cleaning

	Comments	Charge
Full Bathroom Cleans	If three (3) or more items are listed below:	\$125.00
Commode	Charge if not cleaned, flushable, and absent of waste	\$35.00
Shower Walls/Basin/Tub	Charge if not cleaned: no scum, mildew, or stains	\$35.00
Floor	Charge if not swept & mopped with no stains easily removed	\$35.00
Mirror	Charge if not cleaned with no spots, streaks, and/or mildew	\$35.00
Sink	Charge if not cleaned: no scum, mildew, or stains	\$35.00 /sink
Personal Small Items/Trash	Charge if not free from any left trash or items	\$35.00 /bag

Excessive Cleaning Fee	If the bathroom is excessively messy or filthy	+\$125.00
<i>Note: charges do not include floor strip and wax charges</i>		

Bedroom Cleaning

	Comments	Charge
Full Bedroom Cleans	If three (3) or more items are listed below:	\$75.00
Floor	Charge if not cleaned with no waste or stains	\$25.00
Furniture Surfaces	Charge if not cleaned with no dust or stains easily removed	\$25.00
Furniture Interior	Charge if not cleaned with no dust or stains easily removed	\$25/piece
Wall stains (not paint)	Charge if not wiped cleaned with no stains easily removed	\$25.00
Closet Interior	Charge if not cleaned with not waste or stains	\$25.00 /area
Personal Small Items/Trash	Charge if not free from any left trash or items	\$35.00 /bag
Excessive Cleaning Fee	If the bedroom is excessively messy or filthy	\$25.00+
<i>Note: charges do not include fabric cleaning charges</i>		

Living Room Cleaning

	Comments	Charge
Full Living Room Cleans	If three (3) or more items are listed below:	\$75.00
Floor	Charge if not cleaned with no waste or stains	\$25.00
Furniture Surfaces	Charge if not cleaned with no dust or stains easily removed	\$25.00
Furniture Interior	Charge if not cleaned with no dust or stains easily removed	\$25.00
Wall stains (not paint)	Charge if not wiped cleaned with no stains easily removed	\$25.00
Personal Small Items/Trash	Charge if not free from any left trash or items	\$50.00 /bag
Excessive Cleaning Fee	If the bedroom is excessively messy or filthy	\$25.00+
<i>Note: charges do not include floor strip and wax charges</i>		

Kitchen Cleaning

	Comments	Charge
Full Kitchen Cleans	If three (3) or more items are listed below:	\$125.00
Stove	Charge if not wiped cleaned (inside & out) without stains	\$55.00
Fridge and Freezer	Charge if not wiped cleaned (inside & out) without stains	\$45.00
Cabinets	Charge if not wiped cleaned (inside & out) without stains	\$35.00
Countertops	Charge if not wiped cleaned (inside & out) without stains	\$35.00
Sink	Charge if wiped cleaned with no stains easily removed	\$25.00
Floor	Charge if not wiped cleaned with no waste or stains	\$25.00
Wall Stains (not paint)	Charge if wiped cleaned with no stains easily removed	\$25.00
Pantry Interior	Charge if not wiped cleaned with no waste or stains	\$25.00
Personal Property/Trash	Charge if not free from any left trash or items	\$25.00
Floor	Charge if not free from any left trash or items	\$50.00/bag
Excessive Cleaning Fee	If the kitchen is excessively messy or filthy	\$125.00+
<i>Note: charges do not include stripping and waxing floor</i>		

Miscellaneous Cleaning

	Comments	Charge
Floor Strip & Wax	If three (3) or more items are listed below:	\$175.00 /room
Trash RDH	Charge if trash left unattended either outside or in Res Hallways	\$50.00 /bag
Trash	Charge if unattended trash/items opened/scattered by animal	\$75.00 /bag
Breezeways	Charge if trash left unattended outside unit in breezeway	\$50.00 /hour
Power Washing	Charge if sidewalk or breezeways has to be cleaned	\$55.00 / hour
Fabric Furniture Clean	Charge to remove stains and strong odors	\$100.00 /item
Repeated Warnings	Charge if resident's actions/non-actions cause health concerns	Full Area Clean
Reset Furniture	Replace in proper locations/rooms that resident did not	\$35.00 /item

Overall Damage Charges

Standard: All areas should be maintained in a safe, functional, and in move-in condition. Walls should be clean and free of holes, food debris, etc.; furniture is to be free from holes, broken pieces, fabric tears, and stains; locks, windows, doors, and drawers should be functioning; keys should all be returned; and no stickers or decorations should remain anywhere after move-outs. The Department of Residence Life will replace items if they do not appear to be in move-in condition, if they are not usable, and/or cannot be fixed. These charges are not normal wear and tear but are above and beyond for cases of accidental damage, abuse, neglect, and/or vandalism.

Miscellaneous Cleaning

	Comments*	Charge
General maintenance		\$45.00 / hour
Carpenter		\$55.00 / hour
Painter		\$55.00 / hour
Repair Worker		\$45.00 / hour
Electrician		\$60.00 / hour

Grounds Crew		\$50.00 / hour
Plumber		\$100.00 / hour
Pest Control		\$250.00 / hour
Hazard/Body Fluid		\$300.00 / hour
General Subcontractor		\$45.00 / hour

*Labor rates are per hour and are included in the cleaning and damage charges listed whenever possible. However, if a task is particularly labor intensive, additional labor will be billed as outlined here. Labor rates are subject to change with contract negotiations and vendor contracts.

Key/Lock - Repair/Replacement

	Comments	Charge
Key Card Replacement	Due to Lost, Stolen, Broken or Misplaced Keys.	\$25.00
Physical Key Replacement	Due to Lost, Stolen, or Misplaced Keys.	\$25.00
APT FD Re-Core	Complete Handle Replacement	\$150.00
APT BD Re-Core	Complete Handle Replacement	\$150.00
RDH FD Lock	Complete Handle Replacement	\$150.00
BD Re-Core	Complete Handle Replacement	\$150.00

Flooring – Repair/Replacement

	Comments	Charge
Tile Square Replacement	Due to Lost, Stolen, Broken or Misplaced Keys.	\$75.00 / square
Laminate or Vinyl Floors	Due to Lost, Stolen, or Misplaced Keys.	Per Quote

Walls/Floor/Ceiling - Repair/Replacement/Repaint

	Comments	Charge
Holes/Dents 1" or less	Patch and Paint per hole	\$55.00/per
Holes/Dents 2-4" diameter	Patch and Paint per hole	\$80.00/per
Holes/Dents 5-8" diameter	Patch and Paint per hole	\$200.00/per
Holes/Dents 9-12" diameter	Patch and Paint per hole	\$300.00/per
Holes/Dents 13+" diameter	Patch and Paint per hole	\$750.00/per
Drywall/Paint tear	Drywall or Paint is torn from removing adhesive (1sq ft section)	\$60.00/per
Wall/Ceiling Paint	Repaint due to smell / issues that cannot be wiped clean	\$150.00/per
APT Bedroom	Repaint due to smell / issues that cannot be wiped clean	\$750.00
APT Kitchen	Repaint due to smell / issues that cannot be wiped clean	\$750.00
APT Bathroom	Repaint due to smell / issues that cannot be wiped clean	\$750.00
Full Apartment (1 Bedroom)	Repaint due to smell / issues that cannot be wiped clean	\$3,000.00
Full Apartment (2 Bedroom)	Repaint due to smell / issues that cannot be wiped clean	\$3,750.00
Full Apartment (4 Bedroom)	Repaint due to smell / issues that cannot be wiped clean	\$5,250.00
RDH Bathroom	Repaint due to smell / issues that cannot be wiped clean	\$500.00
RDH 4 Bed	Repaint due to smell / issues that cannot be wiped clean	\$1000.00
RDH 2 Bed	Repaint due to smell / issues that cannot be wiped clean	\$700.00
Light Switch Cover	Missing, broken, unattached due to resident	\$25.00/per
Outlet Cover	Missing, broken, Unattached due to resident	\$25.00/per
Smoke Detector	Missing or broken due to resident action	\$750.00/per
Smoke Detector	Unattached due to resident (does not include any city fine)	\$250.00/per
Light Fixture Cover	Unattached due to resident	\$40.00/per
Light Fixture Cover	Missing, broken, unattached due to resident	\$250.00/per
Thermostat	Unattached due to resident	\$45.00/per

Thermostat	Missing, broken, unattached due to resident	\$300.00/per
Wall Vent	Unattached due to resident	\$45.00/per
Wall Vent	Missing, broken, unattached due to resident	\$275.00/per
Floor Vent	Unattached due to resident	\$45.00/per
Floor Vent	Missing, Broken, Unattached due to resident	\$275.00/per
Adhesive/Sticker Removal	Removal without wall damage per small area of 1"-6"	\$45.00
Adhesive/Sticker Removal	Removal without wall damage per large area of 6"-12"	\$75.00
Adhesive/Sticker Removal	Removal without wall damage per large area of 13"+	\$125.00

Door/Window - Repair/Replacement

	Comments	Charge
Hollow Core Wooden Door	Replacement of Bedroom/Bathroom/Closet Interior Door	\$175.00/per
Apartment Metal Door	Replacement of APT Interior/Exterior Door (as applicable)	\$2950.00/per
RDH Metal Door	Replacement of Metal Hallway Door (Fire Coded)	\$3250.00/per
RDH Wooden Door	Replacement of Wooden Hallway Door (Fire Coded)	\$2500.00/per
RDH Stairwell Door	Replacement of Stairwell Door (Fire Coded)	\$3500.00/per
Any Window Repairs	Carpentry/Trim work only. Damaged glass is replacement	Per Quote
APT Window Replacement	Replacement of Entire Window	\$3485.00/per
RDH Window Replacement	Replacement of Entire Window	\$2985.00/per
Window Crank Replace	Beyond Repairs bill at hourly rate. Replacement Cost	\$275.00/per
Window Lock Replace	Beyond Repairs bill at hourly rate. Replacement Cost	\$100.00/per
APT Screen Repairs	Small tears or splits. Repairs bill at hourly rate.	\$55.00/per
APT Screen Replace	Replacement Cost	\$175.00/per
Peephole Replacement	Replacement/Repair for missing or broken by resident	\$35.00/per
Doorstop for interior doors	Replacement/Repair for missing or broken by resident	\$55.00/per

Doorstop for entry doors	Replacement/Repair for missing or broken by resident	\$85.00/per
Door Faceplates	Replacement for missing or broken by resident	\$125.00/per
Door Hinges	Replacement costs. Cannot be repaired.	\$55/per
Window Blinds RDH	Replacement for bent or broken beyond repair by resident	\$375.00
Window Blinds APT	Replacement for bent or broken beyond repair by resident	\$245.00
Closet Doors Repair	Repair	\$175.00

Furniture – Repair/Replacement

	Comments	Charge
Bed Frame – Twin X-Long	Replacement - Includes freight charges from vendor	\$1100.00/per
Bed Frame - Full	Replacement - Includes freight charges from vendor	\$800.00/per
Bed Mattress – Twin X-Long	Replacement - Includes freight charges from vendor	\$500.00/per
Bed Mattress - Full	Replacement - Includes freight charges from vendor	\$650.00/per
Desk Chair Repairs	Repairs to legs and/or seat if possible	\$215.00
Desk Chair Replacement	Replacement - Includes freight charges from vendor	\$335.00/per
Desk Repairs	Repairs to sides and drawers if possible (minimum charge)	\$215.00
Desk Replacement	Replacement - Includes freight charges from vendor	\$525.00/per
Dresser Repairs	Repairs to sides and/or drawers if possible (minimum charge)	\$215.00
Dresser Replacement	Replacement - Includes freight charges from vendor	\$625.00/per
Nightstand Repairs	Repairs to sides and drawer(s) if possible (minimum charge)	\$215.00
Nightstand Replacement	Replacement - Includes freight charges from vendor	\$355.00/per
End Table Replacement	Replacement - Includes freight charges from vendor	\$425.00/per
Coffee Table Replacement	Replacement - Includes freight charges from vendor	\$425.00/per
Sofa Chair Replacement	Replacement - Includes freight charges from vendor	\$895.00/per
Couch Replacement	Replacement - Includes freight charges from vendor	\$1500.00/per

Dining Chair Repairs	No longer being repaired or replaced - removed as broken	\$0.00
Dining Chair Replacement	No longer being repaired or replaced - removed as broken	\$0.00
Dining Table Repairs	No longer being repaired or replaced - removed as broken	\$0.00
Dining Table Replacement	No longer being repaired or replaced - removed as broken	\$0.00

Appliance – Repair/ Replacement

	Comments*	Charge
Stove		\$750.00
Refrigerator & Freezer		\$985.00
Dishwasher		\$535.00
Above Stove Microwave		\$500.00
Tabletop Microwave		\$350.00

*Appliance repairs will be billed at the cost of replacement parts and labor if possible. Rates if listed are the minimum charge. If repairs are not possible or would cost the same or more than replacement, then a replacement will be made, and costs will include freight charges from vendor.

Bathroom – Repair/Replacement

	Comments*	Charge
Fan/Exhaust		\$255.00
Mirror		\$480.00/per
Medicine Cabinet		\$275.00/per
Shower Curtain Rod		\$100.00/per
Shower Control Knob		\$365.00/per
Shower Head		\$55.00/per
Shower Head (ADA)		\$355.00/per
ADA Shower/Toilet Bars		Per Quote
Shower Stall		Per Quote
Sink Basin / Countertop		\$400.00/per
Sink Cabinets		\$715.00/per
Sink Stopper		\$55.00/per
Sink Faucets		\$300.00/per
Towel Bar		\$65.00/per
Toilet Paper Holder		\$55.00/per
Toilet Seat		\$55.00/per
	Damage to these items are full toilet replacement.	
Toilet Tank		\$315.00/per
	Damage to these items are full toilet replacement.	
Toilet Tank Lid		\$245.00/per
Commode		\$585.00/per

*Repairs will be billed at the cost of replacement parts and labor if possible. Rates if listed are the minimum charge. If repairs are not possible or would cost the same or more than replacement, then a replacement will be made, and costs will include freight charges from vendor. Common replacement parts listed only.

Kitchen - (Non-Appliance) Repair/Replacement:

	Comments*	Charge
Countertop Vinyl - Repairs		\$675.00+
Countertop Replacement		\$2975.00+
Kitchen Faucet		\$325.00/per
Kitchen Sink		\$625.00/per
Sink Stoppers		\$55.00/per
Cabinet Repairs		\$195.00+/per
Cabinet Door Replacement		\$285.00/per
Cabinet Replacement		Per Quote
Ceiling Fan Repairs		\$155.00+/per
Ceiling Fan Replacement		\$385.00
Fire Extinguisher Replace		\$200.00/per

*Repairs will be billed at the cost of replacement parts and labor if possible. Rates if listed are the minimum charge. If repairs are not possible or would cost the same or more than replacement, then a replacement will be made, and costs will include freight charges from vendor. Common replacement parts listed only.