

Maintenance Fees

Please note that the following problems will be dealt with by our maintenance staff and will incur additional charges. All charges are subject to change without notice.

After Hours Calls

Residents requesting after-hours emergency assistance for unnecessary or preventable maintenance will be charged a minimum \$75.00 fee. If extensive work is needed, residents will be charged for materials and overtime labor in addition to the \$75.00 original fee.

Damages and Repairs

Damages and repairs caused by residents or resident's guests include but are not limited to holes in walls or doors, broken mirrors, windows, screens, furniture and appliances. Charges for repairs are \$35.00 for the service call during weekday business hours plus cost of material and labor.

Fire Extinguisher

Replacement cost of discharged fire extinguishers by residents or resident's guests will be charged to the resident's account.

Garbage Disposals (for apartments equipped with garbage disposals)

Garbage disposals are for soft food items only – discarding bones, bottles caps, rocks and other items not intended for the drain will cause the garbage disposal to malfunction.

Should the garbage disposal fail to work, turn off the disposal, clear the drain of any foreign objects, press the reset button located directly on the garbage disposal unit situated underneath the sink and switch on the garbage disposal unit again. Please contact maintenance if the garbage disposal continues to malfunction. Residents will be charged a \$35 minimum fee for maintenance to reset the garbage disposal or remove foreign objects from the garbage disposal. If extensive work is needed, residents will be charged for materials and labor in addition to the \$35 original fee.

Garbage Pickup

Garbage must be disposed of by transferring trash directly from your unit to the garbage dumpsters. In order to keep the common areas in good condition, we request that you do not leave any trash outside your front door even for a short period of time. Any tenants that leave trash outside will be charged a \$35.00 service fee and an additional \$10.00 for each bag of

garbage removed.

Lock Changes

Lost keys require lock changes: front door = \$60.00, mailbox = \$30.00.

Lock - Outs

Evening and weekend “lockouts” require JSM assistance. Residents who are locked out of their apartments, or a bedroom or bathroom within the apartment, must contact JSM Emergency Assistance and provide proof of occupancy to be admitted back into their apartment.

Please be aware that once a JSM employee is on his/her way to assist you, you will be charged \$75.00, which is billed onto your account.

Lost or Damaged Remotes (for apartments with a parking garage)

Residents leasing a parking space in a parking garage are assigned a remote control after submitting a \$35.00 deposit. If the remote is lost or damaged, the resident will forfeit the initial \$35.00 deposit and be required to submit an additional \$35.00 deposit in order to obtain another remote from JSM.

Refrigerator Damages

Do not store any unsealed food in the freezer. Loose food and debris will clog the defrost drain and freeze up the fan, causing the unit to not cool properly. Repairing the damage can become a costly expense. The cost for materials and labor will be charged to the resident.

Toilet Stoppages

Clogged toilets are caused by residents or their guests. Residents must plunge his/her own toilet. Plungers can be obtained at most drug stores, hardware stores and grocery stores. A \$35.00 fee will be charged for the JSM maintenance staff to plunge the toilet. If extensive work is needed, cost for any materials and labor will be charged in addition to the original \$35.00 and will be billed to the residents.

DO NOT place foreign objects down the toilet or drains other than what is intended for their use (i.e. – sanitary napkins, paper towels, Q-tips of any kind, toilet paper rolls, etc.). Repairing the damage can become a costly expense charged to the resident.

Washer/Dryer Damages

Please make sure there are no foreign objects in clothing that are put into the washer/dryer unit. Small objects (coins, bobby pins, etc.) can cause damage to the unit and any repairs will be charged a minimum of \$35.00 and will be billed to the residents.

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