



Worcester Housing Authority

Tenant Charges

This is an important notice. Please have it translated.

¡Este es un aviso importante. Por favor, hágalo traducir!

هذا إشعار مهم. الرجاء ترجمته.

Đây là một thông báo quan trọng. Xin cho nó được phiên dịch.

The following is an updated list of Tenant Abuse Charges that you received when you signed your lease. Below is a list of the costs that will be charged to the tenant, as necessary to repair or replace Worcester Housing Authority ("WHA") property damaged or destroyed by the negligence or the intentional act of the tenant, a member of the tenant's household, a guest of the tenant, or a guest of a member of the tenant's household. The costs listed do not represent the full, actual costs to the WHA, but represent fair and reasonable costs. If there is severe damage, the WHA may charge the tenant the actual costs, with a notice of actual costs incurred. If a repair item is not listed below, the WHA reserves the right to determine the total cost, and charge the tenant with notice.

Trades Hourly Rate (Burden) = \$65
Maintenance Tech Hourly Rate (Burden) = \$50
Time & Materials= T&M

Repair Category	Repair Items	Charge per Item
Appliances	Replace fridge component	\$ 90.00
	Replace stove and oven component	\$ 90.00
	Removal or tampering of Smart burner (per burner)	\$ 90.00
Cabinets	Repair or replace wall cabinet	T&M
	Repair or replace backsplash	T&M
	Repair or replace countertop	T&M
	Repair or replace base cabinet	T&M
Custodial/Grounds	Snow or ice removal from stoop or walkway 12 hours after storm if tenants are responsible	\$ 45.00
	Sweep or mop stairways (landing to landing)	\$ 90.00
	Clean yard or full landscaping of yard	\$60/\$300
Doors/Windows	Replace ripped, damaged, missing shades or blinds	\$ 50.00
	Repair door and window hardware, locks and screens	\$ 70.00
	Lock outs business and after hours	\$ 90.00
	Replace storm, closet, or interior door - 1st door	\$ 350.00
	Replace storm, closet, or interior door - Subsequent Doors	\$ 200.00
	Repair door and window framing or trim	T&M
	Replace entry door	\$ 400.00
	Replace glass (small, medium, large)	\$90/\$180/\$270
Electrical	Replace outlet and switch covers and plates	\$ 50.00
	Replace light lenses and covers	\$ 80.00
	Replace outlets, switches, cable and phone jacks	\$ 120.00
	Replace light fixtures and thermostats	\$ 120.00
	Smoke and CO2 detectors (replace battery, reconnect or replace)	\$30/\$60/\$120
	Remove resident installed fans or fixtures and replace	\$ 250.00
Exterminating	Removal of bait, traps and monitors	\$ 60.00
	Inadequate preparation or refusal 1st offense and subsequent	\$60/\$120
	Improper disposal of bed bug infested items 1st and subsequent	\$120/\$240
Painting	Patch small holes in walls 3" x 3" - 12" x 12"	\$ 50.00
	Patch large holes in walls over 12" x 12"	\$ 100.00
	Paint over unauthorized colors or graffiti (per room)	\$ 200.00
Plumbing	Repair plumbing fixtures such as showerheads, faucets, flushers	\$ 85.00
	Remove foreign objects requiring the removal of P-trap or toilet	\$ 150.00
	Replace faucets or shower valves	\$ 150.00

	Replace sink, vanity top or toilet	\$ 250.00
Sanitization	Littering of small items (cups, ciggarett butts, ETC.)	\$ 30.00
	Improper disposal of trash (bags or boxes) per item	\$ 60.00
	Cleaning and sanitizing of bodily fluids or pathogeons	T&M/Cost of Vendor
	Improper clean up or disposal of pet waste 1st and subsequent	\$60/\$120
	Improper disposal of bulk trash (furniture, carriages, ETC.	\$200 each
Smoking Violation	Smoking inside building 1st offense	Warning
	Smoking inside building 2nd offense	\$ 50.00
	Smoking inside building 3rd offense	\$150 + violation
Sufficient Heat	False reporting of insufficient heat- First violation	Warning
	Subsequent violations	\$ 50.00
Unauthorized Object	Repair landscaping damage caused by pools, bouncehouses, vehicles, ETC.	T&M
Health/Safety	Failure to report Health and Safety Deficiencies in unit (charge is per instance)	\$ 150.00
Special Services	Vendor service required for special services	*Vendor Charge
	*Resident will be charged accordingly per vendor's invoice	
	Unauthorized Air Conditioner (per AC unit)	\$ 150.00

Updated 8/31/24