JCW QUALITY RENTALS

"WE'RE WHERE YOU WANT TO LIVE!"

RESIDENT HANDBOOK

Updated 2025

Welcome Home!

The JCW Quality Rentals Staff would like to welcome you to your home! To achieve a successful relationship, we have prepared this handbook to assist you with your occupancy and provide answers to some of the questions you may have about your new home!

In this handbook, you will find maintenance guidelines, rental payment information, and resident responsibilities. It explains what is asked of you as a resident and what you may expect from us regarding the proper care and upkeep of your home. It also explains various rules of occupancy not specifically outlined in your lease.

You are expected to comply with the terms and conditions in your lease and abide by the guidelines in this handbook. We recommend that you keep this in a convenient location so it can be referred to easily.

This handbook is provided for your information and guidance. The information and practices contained in this handbook are subject to change without prior notice to you. *This handbook is considered an Addendum to the Lease and is incorporated herein.*

Address: _____

Keyless Entry Code: _____

Mailbox: _____

Meet The Staff

Terry Adams, Property Manager

20+ Years of Experience in Property Management and Business Administration

tadams@landmark24homes.com

Brooke Olliff, Assistant Property Manager

8+ Years of Experience in Property Management

bolliff@landmark24homes.com

Brittney Shuman, Leasing Agent/Marketing Associate

bshuman@landmark24homes.com

James Mincey, Maintenance Technician

10+ Years of Experience | EPA Certified

Certifications in: Heating + Air, Small Appliance, and Plumbing

maintenance@landmark24homes.com

Kory Tidwell, Maintenance Technician

3+ Years of Experience in Residential Maintenance

maintenance@landmark24homes.com

Office Information

Office Information:

413 West Montgomery Crossroads

Suite 502

Savannah, Georgia 31406

(Between Kingdom Life Church and Culvers)

Mailing Address:

2702 Whatley Avenue

Suite A-1

Savannah, Georgia 31404

Hours of Operation:

Monday-Friday

8:30AM – 4:00PM

Phone: (912) 920-3150

Website: www.jcwqualityrentals.com

Our office is closed for New Years Day, Martin Luther King Jr. Day. St. Patrick's Day, Good Friday, Memorial Day, Independence Day, Labor Day, Thanksgiving, Black Friday, Christmas Eve, Christmas Day, and New Years Eve.

Communication & Code of Conduct

We operate out of a shared office space with another business. If you need to speak with the office staff, we encourage you to make an appointment with us. This allows us to provide you with our utmost attention - uninterrupted and private.

During office hours, your call will be answered in person. If you get our voicemail, this means we are on another line, with a client, or at another property. Please include your name, address, number, and your reason for calling. We will call you back at our soonest convenience. Our voicemail is checked throughout the day.

Communication with Management

Email is our preferred form of communication. However, communication with management can take place in a variety of ways: email, phone calls, office visits, or mail. **Management may choose, at any time, to use restricted communication methods (i.e. – email or written communication only)**

Professionalism

Management asks that residents remain professional when communicating with office staff, maintenance technicians, and/or any third-party vendors.

Buildium

JCW Quality Rentals utilizes Buildium. After you are approved, you will receive a Welcome Email to set up your Resident Center login where you can make payments, sign documents, submit service requests, communicate with management, and more!

Move-In

Move-In Checklist

Upon moving into your new home, an inspection form will be given to you to make note of any defects or damage to the property, fixtures, appliances, flooring, etc. You have five (5) business days to return the completed form to our office.

Utilities

Utilities must be scheduled to be put into your name before you can receive keys.

Power: Georgia Power, Canoochee EMC

Water: The City of Savannah, Consolidated Utilities, and Water Utility Management

Trash Service: If not already included with your water service, you are welcome to use whatever trash service you prefer.

Internet: You are welcome to use your preferred internet provider. Most homes are wired for Comcast/Xfinity.

Mail

Newer subdivisions, townhomes, and apartments have mail kiosks instead of mailboxes. Keys will be provided by management, if available. If keys are not available, then the resident can have the mailbox re-keyed by the Post Office. There is typically a small fee for this service. Residents can be reimbursed by submitting a receipt to management.

Renters Insurance

Renters Insurance is required for occupancy. Please provide Proof of Coverage within 30 days of moving in.

Security Deposit

Residents are required to pay a security deposit upon moving into the property. The security deposit will be held until you move out and will be returned less any deductions for cleaning, damage repair, unpaid rent, or any other amounts due.

Resident Responsibilities

Your residence is your home. When you move into your home, you assume definite responsibilities for its care and maintenance. These include day-to-day house cleaning, proper care of appliances and equipment, maintenance and upkeep of grounds and yards, proper trash/waste disposal and adherence to the necessary rules of occupancy. These rules are stated in your lease and outlined in this handbook.

The following are only a few responsibilities of the resident while living at the property:

- → Remember to be respectful of the personal rights and property of your neighbors.
- → Be considerate of your neighbor's right to live in a peaceful way.
- → Keep your property clean inside and out.
- → Report any necessary repairs to management.
- → Replacement of light bulbs and HVAC filters
- → Check for leaking sinks, tubs, drains, and appliances.
- → Small repairs (i.e. tighten screws)
- → Plunge toilets before submitting service requests.
- → Pest Control
- → Lawn Maintenance

Covenant-Protected Communities (HOA)

If you live in a covenant-protected property *(HOA community)*, you must also comply with any association bylaws, rules, and regulations. If there is a discrepancy between association bylaws, rules, and regulations and your lease, the most restrictive shall apply.

Interior Guidelines:

Refrigerator

Make sure the drain at the bottom of the appliance (under vegetable bins) is unobstructed. Periodically, move the appliance to clean underneath. In addition, remove the front grill to vacuum the coil area and clean the drip pan.

Stove/Oven/Range Hood

All stove tops and ovens should be cleaned regularly. Drip pans should be replaced regularly, and new ones installed upon vacating the property. Ensure that the grease guard/screen in your stove hood is cleaned regularly.

Microwave Oven/Exhaust Hood (Landlord Provided)

Keep all inside surfaces clean. Never place metal objects inside. Ensure that the grease guard/screen in your microwave exhaust hood is cleaned regularly.

Counter Tops

Kitchen counters are easily burned and scratched. Do not put hot objects directly on them and do not slice food on them.

Windows

Windows shall not be obstructed. The use of foil or other similar materials over windows is prohibited. You may not remove mini blinds (if furnished.) If you install draperies over the blinds, any damage will be repaired at your expense. Clean windowsills periodically, to avoid mildew caused by condensation.

Interior Walls/Doors

Pictures or heavy wall hangings should be secured using proper hanging hooks that do not penetrate through the entire dry-wall boards. Decals and stickers are prohibited on walls, windows, doors, and surfaces in the premises. Touch-up paint can be requested for small areas. TV mounts are permitted. Any holes should be filled at your time of move out.

Flooring

Vacuum regularly and have it professionally cleaned yearly. Hard surface flooring should be cleaned with mild floor cleaning products only. Waxing the hard surface floors is prohibited.

A/C Filters

The filter in your HVAC system should be changed every 30 days, regardless of what the manufacturer packaging says. Some homes have two filters. Filter sizes can be found on the side of the filter.

Exterior Guidelines:

Exterior

Please ensure that your home is appealing from the outside. No cigarette butts on the ground surrounding the building.

Landscaping

Unless otherwise stated in your lease agreement, landscaping is the responsibility of the residents. This includes maintaining the grass, shrubbery, and small trees.

Parking

Vehicles should be parked on an established driveway, enclosed in a garage, parallel and within five (5) feet of an established driveway to the one side closest to the side yard property line, or within a side or rear yard that is screened from the view of public right-of-way or neighboring properties.

Holiday Decorations

Holiday decorations are encouraged and may be displayed. However, they must be removed 15 days after the holiday. All lights must be for the exterior only and must be attached by clips.

Trash Carts

All trash carts and recycling bins are to be pulled back, out of sight, by 10am the day after scheduled pick-up days. Trash/Recycle carts shall not be visible from the street. Carts should be cleaned regularly. If you have a broken cart, please contact your sanitation provider.

Derelict Vehicles

A motor vehicle which is inoperative, unlicensed, in a state of major disassembly, disrepair, or in the process of being stripped or dismantled; provided that this definition shall not apply to any motor vehicle or part thereof which shall be located within the premises of any junkyard complying with the laws of the State of Georgia relating to the licensing and regulating of motor vehicle junkyards.

Home Security

Home security equipment is permitted. This includes video doorbells. Any equipment shall not be screwed or nailed into the siding. Please use clips or Command strips.

Rent

Rent is due on the first (1st) day of each month, regardless of what day the first day of the month falls, including holidays. We have a grace period until the fifth day of each month, regardless of holidays. **Rent is considered late on the sixth (6th) day of each month.** We do not accept personal checks once rent is late. Partial payments are not accepted.

Forms of payment accepted:

- Money Order/Cashier's Check
- Personal Check
- Online Payments (ACH, Credit, Debit)

Convenience fees:

- ACH - $5
- Credit/Debit – 2.99% of the total transaction *(Average is around $50)*

If there is an emergency regarding your rental payment, please call our office as soon as possible to discuss it with us.

Resident(s) have no right to withhold or reduce Rent for any purpose, including but not limited to fire or other casualty, earthquake, flood or other natural disaster, weather delays, disease, illness or disorder, or incidence of disease or other illness that reaches outbreak, epidemic and/or pandemic proportions (including without limitation current, lingering, or future effects of COVID-19); the imposition by federal, state, or local governmental authorities of any "shelter in place," lockdowns, or quarantine requirements; protest, riots, insurrection, war, terrorism, or bioterrorism; or other causes affecting the area, community, or state in which the Property is located, or to reduce any Rent payable to us by any of your costs or damages against us.

Fees, Costs, and Service Charges

Charges and fees may be charged when expenses have incurred for extra services and are considered extraordinary or excessive. These charges may be for, but not limited to, maintenance and repair (beyond normal wear and tear), late rent payment fees, returned check fees, and legally allowable court costs.

We will not accept your next rental payment without the fees, fines, or other charges.

Convenience Fees

Charged for the convenience of paying online. $5 for ACH, 2.99% for Credit/Debit.

Late Fee

Charged to your account on the 6th day of the month. $100

Dispossessory/Eviction Fees

Dispossessory Warrants will be filed on the 10th day of each month if rent has not been paid. A fee, *determined by the county court*, will be added to your account. If the case receives a judgment from the judge, then an additional Eviction Fee, *determined by the county court*, will be charged.

Returned Payment Fee (NSF)

This is charged for any returned payment by your bank for any reason. Late fees will also be assessed. $35

If one (1) of your personal checks is returned for insufficient funds, we will no longer be able to accept personal checks from you.

HOA Amenity Access Fee

JCW Quality Rentals will annually charge residents who are in communities with amenities for amenity access. $150/year

HOA Fines

Fines charged by the governing HOA for failure to comply with the community bylaws will be charged back to the residents. *Determined by HOA*

Renters Insurance Fee

Charged for failure to maintain or provide Proof of Coverage. $100

Maintenance Fee

A charge, *determined by the total cost of repair*, will be added to your account for damage caused by negligence or misuse of the Residents.

Violation Fees

A charge, *determined by management*, added to your account for failure to maintain landscaping or other responsibilities of the Residents

Lease

A lease is a contractual obligation which is drawn up to protect the rights of the resident and the property owner. It describes the basic rights and coverage for both parties involved. This handbook is considered an addendum to the lease agreement.

Adding a Resident

Before a new person moves into the property, they are required to complete an application, pay an administrative fee, and be approved by our office. They will then be required to sign the lease agreement.

Removing a Resident

If you have a roommate who wants to move out, a Release Form must be signed by all parties on the lease agreement. *The deposit stays with the lease, and any money paid is between the person leaving and the current residents. Management will not be involved in splitting any monies between roommates.*

Subleasing/Short Term Rentals

Subleasing and using the property for the purpose of short-term rental (i.e. Air BNB, VRBO) is prohibited and will lead to termination of the lease.

Right to Inspection

Your property is locally managed by employees of Landmark 24 Homes. We respect your right of privacy in your home. However, we are permitted to enter your home upon reasonable notice to perform routine inspections and maintenance. **Our agents will enter without advance notification if there is belief an emergency exists.** If any entry is made during your absence, you will be notified.

Pets and Assistance Animals

If you reside in a pet friendly home or have an assistance animal, you will be required to complete a PetScreening profile.

If it is found that an animal is in a home that is not pet-friendly and/or the animal that does not have the proper documentation proving they are a Service Animal or Emotional Support Animal, a $100 fine will be added to your account along with a request to remove the animal from the home. If the animal is not removed from the property, a 60-day Notice to Vacate will be given.

Animal owners are responsible for all damage caused by their pet/animal. This includes, but is not limited to replacement of flooring, carpet cleaning, and flea treatment.

PetScreening provides us with a digital pet profile that captures and stores all the relevant pet information such as all your custom attestations, pet policies, and general requirements. Property managers also instantly receive our proprietary FIDO Score™ which is 1-to-5 paw score based on the household-related risk of a specific pet and its owner.

Pet Fee

The pet fee does not cover damage; it is a fee only for having a pet. Our addendum states that you may be responsible for damage sustained by your pet.

Maintenance and Repairs

JCW Quality Rentals wants to ensure that all maintenance emergencies are dealt with quickly. To help us do this, **please complete our online maintenance request form on our website or via the Resident Center app.**

Non-emergency maintenance requests are prioritized and handled accordingly in a timely manner. If you have not been contacted by management or maintenance within 3 business days, contact our office to ensure your request was received.

Emergency requests take priority and are handled immediately. **As a rule, an emergency is anything relating to the property under the lease agreement that is threatening to life, health, or property and cannot wait until the next business day to be addressed.**

Maintenance Emergencies are considered:

- → No A/C in weather conditions over 80 degrees
- → No heat in weather conditions under 32 degrees
- → Water leaks that will cause structural or property damage.
- → Structural issues
- → Fire
- → **All** toilets are not working.

The resident is responsible for the payment of any invoice for which the repair was made for damage caused by misuse or neglect.

The resident is responsible for allowing access to the apartment for any vendors for repairs hired outside maintenance abilities. The residents will also be responsible for the payment of any service call charged by a vendor for a missed/cancelled appointment. You will be billed for a service call under the following circumstances:

If you obtain a technician's personal phone number, please do not call/text them with service requests. ALL requests must be submitted in writing.

HVAC Systems

Air conditioning can only lower the inside temperature from that of the outside by 10 to 15 degrees. *Industry suggests setting your thermostat at 78° in the summer and 68° in the winter.*

It is your responsibility to change air filters. Filters should be changed every 30 days, regardless of accumulation or manufacturer statements. If air cannot move through your system, it puts a great strain on the HVAC system, causing repairs and replacements. You may be charged for excessive damage and/or replacement caused by not simply changing the filter.

Garbage Disposal

To use a garbage disposal safely and effectively, always run cold water before, during, and after grinding food waste. Avoid putting hard-to-grind items (i.e. bones or fruit pits) or expandable foods (i.e. rice, pasta) in the garbage disposal. Using the garbage disposal regularly helps prevent rust, buildup, and odors.

To clean a garbage disposal, regularly flush with cold water, use a baking soda and vinegar mixture for a deep clean, and grind ice and salt to remove buildup.

If the disposal jams, try pushing the red reset button located on the bottom of the disposal to reset it. If this does not work, place an online service request.

Electrical

If you experience power outages in only one room, try resetting the GFI/GFCI *(look for outlets with TEST/RESET buttons)* outlet. These are typically located in the bathrooms, kitchen, or garage. Sometimes, you must reset multiple outlets to regain full power.

Plumbing

For minor plumbing care to address slow drains, try plunging, using a plumbing snake, or a baking soda and vinegar mixture to clear minor clogs. We ask that you try these suggestions first before placing a service request.

Grinder Pumps

If your home has a grinder pump, please report if a **LOUD, FLASHING ALARM** is going off to management ASAP. This means that the grinder pump is NOT working, and the septic tank could begin backing up into your home!

While the grinder pump is not working, please refrain from flushing toilets excessively or using large amounts of water. We encourage you to please not flush bowel movements or other bodily fluids while maintenance is out working on your grinder pump.

NOTE: There is a silence button on the side of the box. Once you press that the sound will stop, but please call the office (912-920-3150) AND submit an online service request.

Safety and Security

Our owners, nor their respective agents, employees, or affiliates will not be liable to you or any of your guests for injury, damage, or loss to person or property caused by the criminal conduct of other persons including and without limitation, theft, burglary, assault, vandalism, or other crimes, or your personal conflict with others. We are not obligated to furnish security personnel, security lighting, security gates or fences, or other forms of security.

A large majority of crimes committed are “crimes of opportunity.” Do not assist by unknowingly providing opportunities. **If you see suspicious activity, call 911.**

Safety Tips:

- → Lock your door and windows, even while you are inside.
- → Use the locks on your doors while you are inside.
- → When answering the door, make sure you know who it is.
- → Do not leave your doors open.
- → Do not give keys to anyone.
- → Do not leave blinds or windows open when you are not home.
- → Lock your car.
- → Do not leave valuables inside the car.
- → Do not leave keys in the car.
- → Do not leave the car running while you’re inside.

Security Systems

As stated in the Exterior Guidelines, installation of security systems and/or video doorbells are permitted. We encourage residents to avoid screwing/nailing cameras to the exterior siding and use clips instead.

Locked out of your home?

JCW Quality Rentals does not provide a lockout service. Please contact a locksmith.

Parking

Parking on the grass is prohibited. Vehicles should be parked on an established driveway, enclosed in a garage, parallel and within five (5) feet of an established driveway to the one side closest to the side yard property line, or within a side or rear yard that is screened from the view of public right-of-way or neighboring properties. Street parking allowance is determined by the community/county you live in. Please check HOA guidelines and county ordinances.

Commercial/Recreational Vehicles

Parking of specified motor vehicles, motor homes, trailers, semitrailers or truck tractors in residential zones is prohibited. It shall be unlawful to place any inoperable motor vehicle, boat, or trailer-type vehicle on any residential property, or to keep, store or allow any such vehicle to remain on a residential property, except enclosed in a legal accessory building.

Towing

Any unauthorized vehicles will be towed at the owner's expense and management will not be liable for any damages incurred at time of towing.

Gordon's Wrecker Service
111 Douglas Street, Savannah, GA 31406
912-352-2727

Notice To Vacate

All residents, unless you are currently in a month-to-month lease, must give 60-day written notice for non-renewal of their lease or move-out. Failure to submit a 60-day notice will result in payment of the days your notice is short. *Please Note: Your notice will start the day we receive it in the office, not the day it is dated.*

Early Termination

If you plan to terminate your lease early, the Leasing Office will need a **60-day written notice**. You will be responsible for paying for those 60 days. After that, you are responsible for only ¼ of the remaining balance. The security deposit is forfeited.

Military

If you are a member of the United States Armed Forces on extended active duty, you may terminate your lease if you receive a permanent Change of Station order or are deployed for longer than 90 days. To terminate the lease, we will need a 30-day written notice and copy of the official orders or letter signed by the commanding officer.

Domestic Violence

In compliance with Georgia law, O.C.G.A. § 44-7-23, Resident(s) may terminate their residential rental or lease agreement without penalty when a civil family violence order, civil stalking order, criminal family violence order, or criminal stalking order has been issued. Resident(s) must provide a copy of said order and a thirty (30) day written Notice to Vacate. Rent shall be prorated up to the time the property is surrendered to the Landlord.

Non-Renewal by Owner

Management reserves the right to not renew your lease, for any reason. If your lease is not renewed, you will be given a 60-day notice.

Termination of Lease

Management reserves the right to terminate the lease agreement, with a 60-day notice, should the Residents violate the lease agreement or engage in illegal activity.

Move-Out

On your time of move-out we will need your forwarding address, professional carpet cleaning receipt (machine rentals will not be accepted), keys, garage door openers, and amenity cards. A $25 fee will be charged to your account for each garage door opener and amenity card not returned.

Carpet Cleaning

You are required to have the carpets professionally cleaned and provide us with a receipt to us on your time of move out. If you do not have the carpets cleaned, we will have the carpets cleaned and deducted from your deposit.

Key Return

It is the responsibility of the tenant to deliver all keys to our office or make arrangements with management. It may be possible for you to leave the keys in the home as a way of surrendering the premises.

Utilities

You are responsible for contacting the utility companies to have your water, electricity, and trash service terminated.

Final Account Statement (FAS)

You will be provided with a Final Account Statement within 30 days of your move out. This statement will show any account balance, and a detailed list of charges applied after moving out.

Return of Security Deposit

The security deposit will be returned 30 days after you vacate the premises – assuming there are no damages or debts owed. You will be billed for any amounts due over and above the original deposit. If you are due a refund, the security deposit will be mailed to your forwarding address or the last known address we have for you. *Coming soon: EFT refunds*

Move-Out Instructions

Kitchen:

- → Clean the refrigerator, including the shelves, crisper, under the crisper, exterior sides, and under foot guard. Pull out fridge and clean behind it.
- → Clean cupboards, sink, faucet, fixtures, tile, and exhaust fan.
- → Clean oven/stove; including burners, controls, and underneath heating elements. Ensure to clean the sides, underneath, and behind stove. Also, drip pans will need to be replaced with correct fitting.
- → Floors mopped; baseboards wiped down.
- → Clean dishwasher, inside and out.
- → Replace blown light bulbs.

Bathroom:

- → Clean tub/shower, toilet tank, and storage areas. There should be no discoloration.
- → Clean bath fixtures and exhaust fan.
- → Floors mopped; baseboards wiped down
- → Replace blown light bulbs.

Living Room, Dining Room, Bedroom:

- → The carpet must be cleaned by a carpet professional; furnish receipt to management. Carpet cleaning machines are not acceptable.
- → Clean baseboards
- → Remove fingerprints and other marks from switches, walls, doors, and around doorknobs.
- → Clean windows and sills
- → Dust all fans and mini blinds, clean all fixtures.
- → Replace blown light bulbs.

Overall:

- → Replace the A/C filters.
- → Remove all nails and fill small holes with sheetrock mud.
- → Remove all personal belongings including hangers, newspapers, cleaning products, clothes, furniture, etc.
- → Furniture and trash removal is $25.00 *per* item/bag; large items will be charged a public dump fee.
- → Treat home for any odor or pests.

Move Out Charges

Below is a chart of potential charges that may be applied after you move out. *Note: These amounts are subject to change without notice.*

Approximate Move-Out Charges

Below are charges that you, as a resident, might incur upon move out. Please note that these are average cleaning and/or repair costs. This list is provided to you as a courtesy but is not definite. Charges may differ, and JCW holds the right to make changes on an individual basis. Again, please note the minimum $75 cleaning fee.

Cleaning	
Clean refrigerator	$20.00
Clean stove top	$10.00
Clean oven	$30.00
Clean stove hood	$20.00
Clean kitchen cabinets	$20.00
Clean kitchen floor	$35.00
Clean tub/shower and surround	$15.00
Clean toilet and sink	$15.00
Clean bathroom cabinets & floors	$20.00
Vacuum throughout dwelling	$40.00
Clean greasy parking spaces	$20.00

Flooring	
Professionally clean carpet	$175.00
Remove carpet stains	$80.00
Deodorize carpet	$85.00
Repair carpet	$75.00
Repair hardwood floor	$90.00
Refinish hardwood floor	$380.00
Repair linoleum	$45.00
Replace kitchen linoleum	$375.00
Replace bathroom linoleum	$225.00
Repair floor tile	$30.00
Replace floor tile	$250.00

Walls	
Remove mildew & treat surface	$12.00
Cover crayon marks	$35.00
Repair hole in wall	$75.00
Remove wallpaper	$135.00
Repaint (per wall/ceiling)	$15.00
Repaint (over alternate color)	$100.00

Doors	
Repair hole in hollow-core door	$45.00
Repair forced door damage	$65.00
Replace door (interior)	$125.00
Replace door (exterior)	$225.00
Replace sliding glass door (sgl)	$150.00
Replace sliding glass door (dbl)	$250.00
Re-screen sliding door screen	$25.00
Replace sliding door screen	$45.00

Electrical	
Replace light bulb	$1.50
Replace light fixture	$45.00
Replace light fixture globe	$12.00
Replace electrical outlet/switch	$5.00

Plumbing	
Replace kitchen faucet	$125.00
Replace bathroom faucet	$75.00
Replace faucet handle	$7.50
Replace faucet aerator	$3.50
Replace shower head	$12.00
Replace toilet tank lid	$15.00
Replace toilet	$175.00
Replace toilet seat	$25.00
Replace garbage disposal	$120.00

Locks	
Replace key (door or mailbox)	$2.00
Replace cylindrical door lock	$25.00
Replace passage door lock	$15.00
Replace deadbolt lock	$25.00
Replace mailbox	$40.00

Windows and Window Coverings	
Replace window pane (sgl)	$150.00
Replace window pane (dbl)	$200.00
Replace venetian blind	$75.00
Replace window shade	$42.00
Replace window screen	$25.00

Miscellaneous	
Replace refrigerator shelf	$25.00
Paint refrigerator	$75.00
Replace stove/oven knob	$6.00
Repair ceramic tile countertop	$85.00
Replace ceramic tile countertop	$450.00
Repair plastic countertop	$35.00
Replace plastic countertop	$275.00
Replace mirror	$45.00
Replace medicine cabinet	$75.00
Replace towel bar	$25.00
Replace shower curtain rod	$18.00
Replace shower/tub enclosure	$150.00
Repair shower/tub porcelain	$135.00
Replace thermostat	$100.00
Recharge fire extinguisher	$20.00
Replace fire extinguisher	$30.00
Pest control	$135.00
Fireplace clean	$35.00
Trash out	$150.00
Dish Removal	$250.00

Grounds and Exterior	
Yard cleanup	$300.00
Mow and edge lawn	$125.00
Trim bushes	$30.00

Utility Information

Electric:

Georgia Power
www.georgiapower.com
1-800-437-3890

Canoochee EMC
www.canoocheeemc.com
1- (800) 342-0134

Water/Sewer:

City of Savannah
www.savannahga.gov/utilities
(912) 651-6460
305 Fahm Street, Savannah, GA 31401

City of Richmond Hill
(912) 756-3345
40 Richard R. Davis Drive, Richmond Hill, GA 31324

Consolidated Utilities
www.consolidatedutilities.com
(912) 233-3254
119 W. Oglethorpe Ave, Savannah, GA 31401

City of Pooler
(912) 748-4800
100 SW US HWY 80, Pooler, GA 31322

Water Utility Management
www.waterga.com
(912) 352-9339
28 Abercorn Street, Savannah, GA 31401

City of Rincon
(912) 826-5745
302 S Columbia Ave, Rincon, GA 31326

Trash: *If trash is not included in water, check with local curbside services*.

Waste Management
www.wm.com

Atlantic Waste Services
(912) 964-2000

Curbie Sanitation
www.curbiesanitation.com
(912) 352-2229
Unincorporated Chatham Co.

ABC Waste
www.abc-waste.com
(912) 443-0127
Georgetown, Pooler, W. Chatham, Wilmington, Whitemarsh Island

Cable: Satellite services are permitted. Please do not attach dishes to the building; place it on a pole behind the building where it is not viewable from the road. Management will need to sign an approval form. Dish is to be removed on time of move out.

Internet: You are welcome to use any internet service provider you prefer.