

PAINTING UNITS

- I. Vacant units that have not been painted within five (5) years will be freshly painted (all rooms) prior to re-renting.
- II. Where a Resident has resided in a unit for less than five (5) years, has moved out, and the unit needs repainting or touch-up paint due to damages beyond normal wear-and-tear, the Resident will be charged the actual costs for the paint and labor. Please refer to the “Charges and Fees Policy” under “Administrative Procedures” in the Management Handbook.
- III. Where a Resident has resided in a unit that has gone unpainted for more than five (5) years; Management will repaint the unit subject to the following conditions:
 1. Management has the right to schedule painting at Management’s convenience.
 2. The color and type of paint shall be determined by Management.
 3. Paint and labor shall be supplied free of charge by Management.
 4. In the case of an *elderly or disabled* Head of Household, Management will paint; and in addition, if requested by the Resident, move the Resident's furniture and belongings under the following conditions:
 - (a) Resident must stow all knick-knacks, breakables, and wall hangings prior to the move.
 - (b) Resident must box, sack or tie all other small items in order to simplify the move.
 - (c) Resident must sign a “*Waiver Liability for Moving Resident Belongings*”.
 5. In the case of *non-elderly/disabled* Head of Household, Management will paint after the Resident has moved all belongings to the center of each room leaving at least 3' (feet) of clearance from the walls and has stowed all knick-knacks and breakables.