

List of Tenant Charges

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|--|--|
| Labor..... | \$20.00 |
| Labor after hours/weekends..... | \$30.00 |
| Refrigerator crisper pan..... | Cost + labor |
| Clean Range..... | \$20-\$40 |
| Clean Refrigerator..... | \$20-\$40 |
| Lawn repairs..... | Cost + labor |
| Trash hauled to dump..... | \$35-\$75 |
| Store items left in abandoned apartment..... | minimum \$200 |
| Clean lawn and/or Parking bay..... | \$10-\$50 |
| Replace broken window..... | Cost + labor |
| Replace window screen..... | \$20.00 |
| Replace screen wire in frame..... | \$10.00 |
| Replace light fixture..... | Cost + labor |
| Replace appliance bulb..... | \$1.50 |
| Replace fluorescent bulb..... | \$5.00 |
| Replace LED bulb..... | \$5.00 |
| Replace cover plates..... | \$1.50 |
| Replace range hood..... | Cost + labor |
| Storm door handle inside/outside..... | \$12.00 |
| Replace inside door (includes hardware)..... | Cost + labor |
| Replace exterior door & hardware (metal)..... | Cost + labor |
| Replace storm door grill (aluminum doors)..... | \$30.00 |
| Replace storm door grill (steel security doors)..... | Cost + labor |
| Replace storm door Plexiglas (aluminum doors)..... | \$50.00 |
| Replace storm door glass (steel security doors)..... | Cost + labor |
| Replace storm door..... | Cost + labor |
| Change locks (tenant must be home)..... | \$20.00 |
| Replace damaged locks..... | \$50-\$80 |
| Replace interior door locksets..... | \$15.00 |
| Replace kitchen cabinets..... | Cost + labor |
| Replace thermostat..... | \$15.00-\$85.00 |
| Remove objects from roof..... | \$20.00 |
| Pull commode and remove object..... | \$30.00 |
| Remove object from commode..... | \$15.00 |
| Replace commode..... | Cost + labor |
| Remove wallpaper..... | \$50.00 per room |
| Remove carpet..... | \$100 per room/\$200 if glued |
| Remove linoleum..... | \$200 per room |
| Repair holes in wall..... | up to 5 inches \$15.00 6 to 12 inches \$25.00 above 12 inches – Cost + labor |
| Pet Deposit | \$100.00 |
| Pest control (monthly)..... | No Charge |
| Returned checks..... | \$20.00 |

LOCK OUTS DURING REGULAR BUSINESS HOURS

Tenants locked out of an apartment, must come by the office and present proper identification in order to receive a duplicate key at a cost of \$4.00 per key.
(Mailbox Keys \$2.00 each)

LOCK OUTS AFTER HOURS AND WEEKENDS

Tenants locked out of an apartment after hours or on weekends must present proper identification to the Morristown Housing representative. With proper identification the Housing Authority representative will unlock the apartment. Cost to unlock apartments after hours / weekends is \$40.00, duplicate keys are additional.

NON-COMPLIANCE FOR BED BUG TREATMENT

Charges will be rate MHA's current pest control providers charges

TAMPERING WITH FIRE SAFETY EQUIPMENT

| | |
|---------------------|-------------------|
| First offense..... | \$25.00 |
| Second offense..... | \$50.00 |
| Third offense..... | Lease Termination |

Any work or materials not listed above, will be charged at a fair and impartial rate. Cost of repairs and breakage will be charged to the resident when there is damage to a unit. Liability will not be incurred for normal wear and tear. See tenant lease for specifics. Increases in maintenance charges may occur, without notice, when Morristown Housing Authority's cost increases.

Revised 7/12/2021

Effective 8/2/21



Morristown Housing Authority Neighborhood News

The City of Morristown is very excited to be moving to fully automated trash collection for residential solid waste beginning **August 2nd**. The Automated trucks will help keep our neighborhoods and streets neat and clean.

Trash trucks will be collected by trucks with automated arms that will pick up, empty, and return your trash cart to the curb. Your trash collection date will NOT change.

Each cart has been linked to your address by a serial number embedded on your cart.

Residents must follow specific guidelines to ensure their garbage is collected safely and properly.

- All household refuse/garbage items placed in the cart must be bagged and curbside by 7:30 A.M. Holiday makeup is 6:00 A.M.
- The lid of the cart must close completely. If the lid is not closed, the cart will not be emptied.
- No garbage or bags outside the cart will be collected.
- The handle of the can must point towards the house.
- Do not lean anything against the cart or place anything on the lid of the cart as it can't be lifted for dumping.
- Additional carts may be purchased for a fee and are the property of the property owner.
- If you have (2) or more carts, the carts must be placed at **least 4' feet apart within 2' feet of the curb**. In addition, the carts must be at **least 4' feet from poles, fire hydrants, parked vehicles or any other obstacles**.
- Do not place the following in the cart:
 - Hot ashes, solvents, paints, oils or flammable liquids
 - Dirt, rocks, concrete, limbs or building materials
 - Animals or unbagged feces



Placement of the carts is mandatory. Garbage cannot be collected if these requirements are not followed. If you have questions or need any additional information, please contact the Public Works Department at (423) 585-4658.





Morristown Housing Authority

600 Sulphur Springs Road
P.O. Box 497
Morristown, TN 37815-0497

Fax (423) 586-3014
Telephone (423) 586-5115
TN Relay Center (800) 848-0298

RE: Information for Tenants

The U.S. Department of Treasury's ("Treasury") Emergency Rental Assistance (ERA) program makes funding available to assist households that are unable to pay rent or utilities. The funds were provided directly to states, U.S. territories, local governments, and (in the case of the first program, ERA1) to Indian tribes or Tribally Designated Housing Entities, as applicable, and the Department of Hawaiian Home Lands. Grantees use the funds to assist eligible households through existing or newly created rental assistance programs.

In guidance and [FAQs](#), Treasury advised that participants in HUD-assisted rental programs (including the Housing Choice Voucher (HCV), Public Housing, or Project-Based Rental Assistance programs) are eligible for the ERA program and may receive assistance for the tenant-owed portion of rent or utilities that is not subsidized. In [FAQs](#) for PHAs and HCV landlords, PIH clarified that this assistance can include rent arrearages and utilities owed over the utility allowance. The FAQs include additional guidance on interim reexaminations, income calculations, and additional considerations for private landlords participating in the HCV program.

To learn more about how to apply for ERA go to the Tennessee Housing Development Agency website or call 844-500-1112.

Leases may not be terminated due to nonpayment of rent until at least 30 days have passed after a tenant receives this notice.

NOTICE TO RESIDENTS

Changes to Morristown Housing Authority's Utility Allowances

And

Flat rents

EFFECTIVE JANUARY 1, 2022

In accordance to the 2015 Appropriations Bill, Morristown Housing Authority will adjust flat rents as established by the Department of Housing and Urban Development (HUD) for Hamblen, Jefferson, and Hancock Counties.

Federal Regulation requires housing authorities to conduct an annual review of utility allowances to ensure they reflect current utility consumption and rate changes. The Morristown Housing Authority implements utility allowances used by the Tennessee Housing Development Agency (THDA) for Hamblen, Jefferson, and Hancock Counties.

The proposed flat rent changes will not affect residents currently paying a flat rent until their annual recertification. Utility allowance changes will affect new admissions and current residents at annual recertification, unless an interim occurs prior to recertification.

If you wish to review the changes, please come to the office and ask the Receptionist to review the changes.

Notice to Residents

2021 Annual Inspections

Annual Inspections will begin on Tuesday, November 9, 2021 and will be completed by Wednesday, November 24, 2021.

The purpose of these inspections will be to check overall condition of your apartment, both inside and out. Items such as cleanliness of living quarters, yards and parking bays, smoke detectors, GFI's, and any damage to apartments will be inspected and noted.

Charges will be issued for any tenant caused damages. Any lease violations, housekeeping issues, etc. will be reported and appropriate action will be taken. If you are not home, MHA personnel and the inspector will enter your apartment to complete these inspections.

If you have any question's please contact Jeff Green at 586-5115 extension 8004.
Thank you for your cooperation.

COVID – 19 Resident Interaction

- It is recommended that each resident wait outside during the inspection.
- *If resident(s) wish to remain inside during the inspection, the resident(s) must wear a facemask until the inspector has left the unit.* Housing staff will request all residents respect the CDC recommended social distancing standards and keep at least a 6' separation between themselves, inspector and housing staff.

Inspection Schedule

November 9-10

38-7 – Julia Bales Callaway

38-6 – Charles Turner Homes

38-8 – S.S. Surrett Homes

November 15-17

38-1 – C. Frank Davis Homes

38-9 – John R. Johnson Homes

38-2/4 – Mountain View Village Homes

Mountain View Village Homes Extension

38-3 – Lon Price Homes

November 22-24

38-5 – C. Frank Davis Homes Extension