

Apartment Unit Turn Price Sheet

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Template notice. This sheet holds no prices: every amount is for you to fill in from your own bids and rates. Who pays for each line, and how a security deposit may be used, vary by state. Check your state's landlord-tenant rules before charging anything to a deposit.

1. Unit

- Prepared by: _____
- Contact: _____
- Owner or asset manager: _____
- Property: _____
- Unit: _____
- Unit size: _____
- Move-out date: _____
- Target rent-ready date: _____
- Monthly rent: _____

2. Turn Tier

Sort the unit at the walk-through. Light: a good tenant left it clean, so touch-up paint, a full make-ready clean and a short punch list. Standard: a full repaint of high-traffic rooms, real repairs and a flooring decision in one or two rooms. Heavy: flooring throughout, wall repairs, appliance swaps and a trash-out before the trades can start.

Tier for this unit: _____

3. Make-Ready Lines

Price each line you are doing. Write "owner" or "tenant" in the last column to record who pays, and tie any tenant line to a move-out photo number.

Line	Scope or notes	Price	Who pays	Photo no.
Trash-out and haul-away				
Make-ready cleaning (full unit)				
Interior paint				
Punch-list repairs				
Carpet clean				
Flooring work				
Re-key or lock change				

Line	Scope or notes	Price	Who pays	Photo no.

4. Make-Ready Total and Lost Rent

Make-ready total (add the Price column)	
Rent per day (monthly rent x 12 / 365)	
Days from move-out to rent-ready	
Lost rent while the unit is empty (rent per day x days)	
Make-ready total plus lost rent	

5. What This Price Does Not Include

Any work added after this sheet is approved will be quoted as a change order before it starts.

6. Approval

_____ approves the make-ready lines and prices above for the unit named in section 1, and
 _____ will start on that basis.

OWNER OR ASSET MANAGER (APPROVES THE SCOPE AND PRICES)

 Signature

 Printed Name and Date

PREPARED BY

 Signature

 Printed Name and Date