

## Prorations - California

### CALCULATING FLOORING (Carpet and Vinyl) DEPRECIATION COST:

Flooring depreciation is based on a 5 year life (60 months).

If the vinyl and/or carpet needs to be replaced, BRE charges for the remaining life of the flooring as of the move-out date.

Example:

Carpet was new in unit #224 upon resident's move-in. The resident lived there for two years, and upon move-out carpet needed to be replaced. The cost of the carpet replacement was \$500. BRE would charge the resident \$300 or 60% of the cost of the carpet replacement charge; 60% = 60 months of expected carpet life - 24 months of use, divided by 60 months of total expected life of the carpet.

Vinyl was two years old in unit #225 upon resident's move-in. The resident lived there one year. Upon move-out the vinyl needed to be replaced. Cost of the vinyl replacement was \$300. BRE would charge the resident \$120 or 40% of the cost of the vinyl; 40% = the 60 months of vinyl life less the 36 months of use (24 by prior resident + 12 months by current resident) divided by 60 months.

FLOORING (CARPET AND VINYL) DEPRECIATION SCHEDULE			
Age of Flooring In Months	% of Flooring Replacement Charge Assessed at Move-out	Age of Flooring in Months	% of Flooring Replacement Charge Assessed at Move-out
1	98%	31	48%
2	97%	32	47%
3	95%	33	45%
4	93%	34	43%
5	92%	35	42%
6	90%	36	40%
7	88%	37	38%
8	87%	38	37%
9	85%	39	35%
10	83%	40	33%
11	82%	41	32%
12	80%	42	30%
13	78%	43	28%
14	77%	44	27%
15	75%	45	25%
16	73%	46	23%
17	72%	47	22%
18	70%	48	20%
19	68%	49	18%
20	67%	50	17%
21	65%	51	15%
22	63%	52	13%
23	62%	53	12%
24	60%	54	10%
25	58%	55	8%
26	57%	56	7%
27	55%	57	5%
28	53%	58	3%
29	52%	59	2%
30	50%	60	0%

### CARPET CLEANING COST:

Charge 100% of the cleaning bill.

No charge if resident cleans it on his own and does an adequate job.

### CALCULATING PAINT DEPRECIATION:

The actual amount/invoice of the paint charge prior to applying the depreciation schedule below depends on the scope of the paint job, e.g., full paint, partial paint, or touch-up paint. Paint depreciation is based on a 36-month schedule.

Example:

Paint was brand new in unit #226 when resident moved in. Resident lived there three years. Since paint was 36 months old at date of move-out, no charge would be assessed resident unless there was excessive paint damage, e.g. resident had painted walls bright red and several coats of primer was needed to cover the red paint.

Unit #227 had been painted one year prior to resident moving in. Resident lived there for six months. \*Cost of partial paint was \$250. BRE would charge the resident \$125 or 50% of the paint cost.

PAINT DEPRECIATION SCHEDULE	
Age of Paint Job	% of Paint Charge to Resident
0 - 6 months	Charge 100% of paint cost
7 - 12 months	Charge 75% of paint cost
13 - 24 months	Charge 50% of paint cost
25 - 36 months	Charge 25% of paint cost
Over 36 months	Charge only for excessive paint damage

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