



Deal with the upper hand.

MULTIFAMILY TURN PRICING

# Faster turns. Controlled *common areas*.

Cleaning, painting, repairs, and resurfacing for vacant units and common areas. Every job tracked in **Shyne** — free with our service, built for compliance, photo-verified on every unit. Pricing reflects studio through 3-bedroom units; larger floorplans, full renovations, and CapX bid by project.

## Cleaning

01 / 04

<b>Standard Unit Clean</b> Studio – 3 bedroom	A clean for a unit left in decent shape by the previous tenant. Allows for one bad item.	STUDIO-1BR 2BR 3BR	<b>\$135</b> <b>\$155</b> <b>\$175</b>
<b>Deep Unit Clean</b> Studio – 3 bedroom	A clean for a unit that is far dirtier than normal — more than one bad item. Beyond 3 bad items bumps to a double-deep clean with photo approval required.	STUDIO-1BR 2BR 3BR	<b>\$190</b> <b>\$210</b> <b>\$240</b>
<b>Touch-Up Clean</b> Never-occupied units	A light refresh for units that have never been lived in — wipe down surfaces, mop, dust, and vacuum to keep them show-ready.	STUDIO-1BR 2BR 3BR	<b>\$85</b> <b>\$95</b> <b>\$105</b>
<b>Other Cleaning</b> Common areas, porter, trash-outs & more	Common-area cleans, trash-outs, student housing, porter service, and poop-scoop. Bid by hour, project, or unit depending on scope.		<b>Custom bid</b> CONTACT US

## Painting

02 / 04

<b>Full Paint</b> One coat, no ceilings	One color, one coat on doors, trim, and baseboards. Includes plugging nail-sized holes. Paint supplied by property.	STUDIO-1BR 2BR 3BR	<b>\$275</b> <b>\$325</b> <b>\$375</b>
<b>Full Paint + Ceilings</b> One coat, ceilings included	One color, one coat on doors, trim, baseboards, and ceilings. Includes plugging nail-sized holes. Paint supplied by property.	STUDIO-1BR 2BR 3BR	<b>\$400</b> <b>\$450</b> <b>\$525</b>
<b>Color or Sheen Change</b> Two coats, no ceilings	Two coats of a color or sheen change on doors, trim, and baseboards. Includes plugging nail-sized holes. Paint supplied by property.	STUDIO 1BR 2BR 3BR	<b>\$550</b> <b>\$600</b> <b>\$650</b> <b>\$750</b>
<b>Color Change + Ceilings</b> Two coats, ceilings included	Two coats of a color or sheen change on doors, trim, baseboards, and ceilings. Includes plugging nail-sized holes. Paint supplied by property.	STUDIO-1BR 2BR 3BR	<b>\$700</b> <b>\$800</b> <b>\$900</b>
<b>Partial Paint</b> Selected walls or areas only	Targeted painting for specific walls, accent areas, or touch-up zones — not a full unit repaint. Paint supplied by property.	STUDIO-1BR 2BR 3BR	<b>\$200</b> <b>\$275</b> <b>\$350</b>
<b>Drywall Repair</b> Patch, tape, mud, texture	Repair priced by size of area. Materials provided by Pocket Aces.		<b>\$165 first sq ft</b> + \$35 / SQ FT AFTER

## Carpet & Exterior

03 / 04

<b>Standard Carpet Clean</b> Studio – 3 bedroom	Vacuum and clean to remove surface soil and freshen the carpet. Good-faith effort on visible stains; results vary based on age, wear, and prior damage. <i>Pricing reflects bundling with other turn services in the same unit; standalone carpet cleans bid separately.</i>	<b>STUDIO-1BR</b> <b>\$75</b> <b>2BR</b> <b>\$90</b> <b>3BR</b> <b>\$120</b>
<b>Common Areas &amp; Hallways</b> Carpeted shared spaces	Same approach as our standard carpet service, scoped to your common areas and hallways.	<b>By project</b> CUSTOM BID
<b>Exterior Powerwashing</b> Walkways, breezeways, fixtures	Sweep and powerwash the area, including exterior fixtures.	<b>By project</b> CUSTOM BID
<b>Groundskeeping</b> Property exterior maintenance	Ongoing or one-time exterior upkeep. Scope and cadence built around your property — bid by hour or by project.	<b>By project</b> CUSTOM BID

## Resurfacing

04 / 04

<b>Tub + Surrounding Walls</b> Bathroom resurface	Cleans, repairs minor chips, and applies a durable coating for a smooth, uniform finish. Cosmetic restoration only — no structural or plumbing work.	<b>\$450</b> FLAT RATE
<b>Tub Only</b> Bathroom resurface	Cleans and coats the tub to restore appearance. Cosmetic only — no structural or plumbing work.	<b>\$300</b> FLAT RATE
<b>Tub + Walls + Bathroom Counter</b> Full bathroom refresh	Cleans, repairs minor chips, and applies a durable coating across the full bathroom resurface package.	<b>\$550</b> FLAT RATE
<b>Kitchen Countertop</b> Countertop resurface	Cleans, repairs minor chips, and applies a durable coating for a smooth, uniform finish.	<b>\$400</b> FLAT RATE
<b>Bathroom Countertop</b> Countertop resurface	Cleans, repairs minor chips, and applies a durable coating for a smooth, uniform finish.	<b>\$200</b> PER COUNTERTOP

### POWERED BY SHYNE — FREE WITH OUR SERVICE

Every job booked, tracked, photographed, approved, and *invoiced* in one place.

*Deal with the upper hand.*

**01**  
BOOK

**Send a job in 30 seconds.**

One place. One form. No email chains.

**02**  
EXECUTE

**Crews on site. Status live.**

Real-time updates. No phone calls needed.

**03**  
VERIFY

**Photos before you pay.**

Before, during, and after on every unit.

**04**  
CLOSE

**Closeout. Invoiced.**

Auto-invoice on approval. Audit on demand.

**\$0** No software fees. Free with every job.

✓ **Built for compliance.** Audit-ready records.

→ **No more late invoices.** Same-day, automated.

### SCOPE & APPROVALS

#### What's quoted is what's paid.

Every job is paid against a defined scope. If conditions go beyond it — heavy neglect, damage, or extra work — we document it in **Shyne** and get **written approval before we start**. No exceptions, no surprise invoices.

An **"item of neglect"** means heavy grease, pet hair, excessive trash, mold or mildew, biohazard residue, or hard water scaling beyond standard removal.

*Pricing valid as of date of issue. All services subject to scope confirmation in Shyne prior to execution.*