

# NON-STANDARD RENTAL PROVISIONS

The following are charges that can be removed by Landlord from your security deposit if they remain unpaid at the termination of your lease agreement. By initialing by each item below, you are indicating that you have been made aware of these items, and you fully understand that they may be your financial responsibility.

**ORDINANCE VIOLATIONS** - If you are responsible under the lease for mowing the lawn or removing snow/ice from your sidewalks or other designated areas, you must do so within a reasonable time period or you will be assessed a fee of \$25 plus actual costs incurred by the Landlord to complete the work for each occurrence. You are also responsible for the payment of any municipal fines or other costs imposed on the Landlord due to your failure to comply with law or local ordinances. These include, but are not limited to, lawn mowing, snow/ice removal, trash and parking violations.

INITIALS: \_\_\_\_\_

**HOLDOVER TENANT** - Lease Maturity Date & Time Is Of The Essence. If you or your possessions are not completely removed from the premises by the lease end date and time, the Landlord will recover from you all damages suffered by the Landlord because of your failure to vacate the premises. At minimum, the Landlord shall recover as minimum damages twice the monthly rent amount apportioned on a daily basis for the time you remain in possession of the premises. The Landlord also is entitled to any additional damages resulting from your failure to vacate the premises when required.

INITIALS: \_\_\_\_\_

**KEYS/LOCKS** - Any keys not returned to Landlord at or before the time of check-out will result in a re-keying charge equal to the actual cost to re-key the door including labor. Again, all keys must be returned to the Landlord on or before the check-out date and time. You will be charged for re-keying or changing locks that were: (a) requested by you during the term of your lease; (b) performed by or on behalf of the Landlord due to your loss or damage. You are not permitted to install locks on any doors without the written permission of the Landlord. You will be charged for any expense necessary to remove unauthorized locks. In the event you request Landlord to unlock your unit or other door for any reason, you agree to pay a service charge of \$50 during normal business hours (9:00am-4:30pm Monday through Friday) and \$75.00 during non-business hours.

INITIALS: \_\_\_\_\_

**UNAUTHORIZED PETS** - You may not have any pets on the premises at any time without the Landlords prior written consent. If a pet is brought on the premises without prior written approval from Landlord, you will be assessed a penalty of \$150.00 and a \$20.00 penalty will be assessed each day the pet remains on the premises. This provision does not grant permission to keep an unauthorized pet in your unit.

INITIALS: \_\_\_\_\_

**SUBLET** - In the event you desire to sublet your unit, you agree to pay a \$50 administrative fee to management per applicant to screen and approve. Additionally, there is a \$50 fee to redo the leasing paperwork for the Sublet. This fee is due and payable at or before the time the lease is updated. Any unpaid Sublet fees can be removed from the security deposit.

INITIALS: \_\_\_\_\_

**FAILURE TO FULFILL LEASE** – If you vacate the premises prior to the end of the lease term, default in rent payment(s), and/or are removed from the premises for failure to pay rent or other breach of the lease, you are encouraged to locate a qualified person to sublet your premises. In the event you cannot or will not procure a qualified sublet tenant (whether or not advance notice is provided), you are responsible for all reasonable fees related to re-renting the premises to a qualified renter, as permitted under Wis Stat. §704.29. These fees may include but are not limited to Landlord’s actual costs for marketing/advertising the premises and amounts paid by the Landlord related to showing, screening and procuring a qualified renter. You are responsible for rent and utilities until the premises are re-rented. You agree to have any unpaid fees removed from your security deposit.

INITIALS: \_\_\_\_\_

**HEATING** - You agree to notify Landlord's Management of any issues with the heating system immediately. You also agree to maintain the premises at a temp warm enough to prevent frozen pipes during the heating season. If the thermostat is found off or set low enough to cause frozen pipes, you will be assessed a \$50 fee for each instance. In addition to the \$50 charge, you will also be responsible for any damage caused by failing to maintain the temp adequately, including but not limited to frozen water pipes. Landlord may adjust the heat at any time if it is determined that the heat is not set at a level sufficient to protect water pipes from freezing; this includes during winter breaks and weekends when no one appears to be present at the unit. At properties where the Landlord pays the heat, all windows must remain closed during the heating season (Oct – Apr). If windows are left open during this period, a charge of \$15 per window, per day will be assessed to you.

INITIALS: \_\_\_\_\_

I (we) have read, understand and accept the above Non-Standard Rental Provisions as part of my (our) lease. By my (our) initials above, I (we) acknowledge that the Landlord has identified and discussed each of the above provisions with me (us).

**TENANT 1:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**TENANT 2:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**TENANT 3:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**TENANT 4:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**TENANT 5:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**TENANT 6:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**LANDLORD:** \_\_\_\_\_  
(or Agent)

**DATE:** \_\_\_\_\_