

NONSTANDARD RENTAL PROVISIONS



The following provisions are incorporated into and made part of the Lease Contract. In the event there is any conflict between the following provisions and any other provisions contained in the Lease Contract, then the following provisions shall govern and control:

A. CHECK-IN/CHECK-OUT SHEET

Resident(s) Initials

\_\_\_\_\_ Resident(s) acknowledges receipt of the Landlord's check-in/check-out sheet, and agrees to complete and return the form to Landlord within seven (7) days of occupancy of the leased premises.

B. LOCAL LAWS - TRASH AND RECYCLING.

Resident(s) Initials

\_\_\_\_\_ Resident(s) acknowledge and agree to comply with all local regulations and rules, including those regarding trash disposal and recycling on the property. Where required, we will provide notices about trash disposal and recycling.

C. SECURITY DEPOSIT

In addition to the standard security deposit deductions allowable under Wis. Stat. s. 704.28, the Landlord may deduct the following items from the security deposit, if not paid by Resident(s) by the end of the tenancy:

Resident(s) Initials

- \_\_\_\_\_ 1. Mitigation costs allowable under Chapter 704 of the Wisconsin Statutes including, but not limited to, advertising costs, rental commissions, sublet fees, and/or showing fees.
- \_\_\_\_\_ 2. Unpaid parking rent and any applicable sales tax.
- \_\_\_\_\_ 3. Charges for re-keying or changing locks or replacing keys if all keys are not returned at the end of the tenancy; charges for replacement keys and/or re-keying during the term of the tenancy, as a result of loss of keys by Resident or other circumstances caused or created by Resident, or as a result of a request for re-keying or keys by the Resident.
- \_\_\_\_\_ 4. Charges for unpaid NSF check fees, closed account fees, or other unpaid charges as provided in the Lease Contract and/or any addenda thereto.
- \_\_\_\_\_ 5. If the leased premises are not left in a clean and habitable condition for the next occupant, the actual cost of performing the required cleaning may be deducted from the security deposit, whether cleaned by an independent cleaning contractor or by the Landlord or his/her employees.
- \_\_\_\_\_ 6. Cost of replacing any garage opener or other access card issues by Landlord and not returned by Resident(s), and/or the cost of re-coding any access mechanism.
- \_\_\_\_\_ 7. Repayment of any promotional offers or rental incentives.
- \_\_\_\_\_ 8. Late fees or unearned discounts as provided in the Lease Contract.
- \_\_\_\_\_ 9. While Landlord may not expressly prohibit smoking within individual rental dwellings, Resident understands that they will be held liable for the cost of labor and materials associated with removing and remedying any smoke damage, related cleaning, painting, or other damages within the dwelling. This liability extends to whatever work becomes necessary as a result of smoking inside the dwelling.
- \_\_\_\_\_ 10. Cost of storing and/or disposing of personal property left behind by Resident(s) after the Resident(s) vacates or is evicted from the premises.
- \_\_\_\_\_ 11. Holdover damages as a result of the Resident's failure to vacate, after the expiration of the Lease or termination of tenancy by notice.
- \_\_\_\_\_ 12. Any cost incurred by Landlord as a result of Resident's violation of any Carbon Monoxide Detector and/or the Smoke Alarm policy as stated in the Apartment Lease Contract and/or any Addendum.
- \_\_\_\_\_ 13. Other  
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- \_\_\_\_\_ 14. Other  
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The undersigned have read and understand the Nonstandard Rental Provisions stated above. Residents acknowledge that their initials next to each paragraph confirm that the Landlord has identified each of the above provisions with Residents.

By signing below I acknowledge that I have read the Nonstandard Rental Provisions and that the Landlord has identified and discussed them with me.

Resident or Residents  
(All residents must sign)

Owner or Owner's Representative  
(Signs below)

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