

NONSTANDARD RENTAL PROVISIONS

The Nonstandard Rental Provisions listed below are part of your rental agreement and list the various charges and costs that your landlord may assess and withhold from your security deposit.

9 costs incurred by landlord to remove the garbage or trash. These fees and costs may be deducted from tenant's security deposit. 10 FABLURE TO PROPERIX DISPOSE OF RECYCLABLES: It is the tenant's responsibility to separate in the paper of the containers as required by law or local ordinance. If traint falls to separate recyclable materials a 1 deposit them in appropriate containers, tenant will be assessed af set of 5.50. For each occurred type the actual costs incurred by landlord to properly dispose of the recyclables. These fees and costs may be deducted from tenant's security deposit. 14 SNOW POLICY: It is tenant's responsibility, as stated in the rules and regulations, to follow the site sone whether the containers are set of the security deposit. The containers are set of the security deposit of the definition of the paper of the security deposit. The part of guest failure to comply with the above stated policy could result in a tenant fee of \$.50. plus the actual costs incurred to landlord to complete the above. If heralt Agreement designates tenants from the cost of the designates are set forth in the rental agreement. If tenant parks we will all the security of the sec	Tenant(s):	:	Address:
LATE FEE: A late too of \$ 50 will be assessed as set forth in the rortal agreement upon all set enral appropriats. These fee any be deducted from tenants security deposit.			
1. LATE FEE: A late fee of \$.50 2. may be deducted from team and severing deposit. 2. may be deducted from team area to severing deposit. 2. may be deducted from team serving severing deposit. 3. RETURNED CHECKSTOP PAYMENT FEE: If any payment by tream is preturned unpaid due to insufficient funds or for any other and the severing of the off \$.50 mercolorumes. If sandred many may other costs or fees as a serval or severing a severing of \$.50 mercolorumes. If sandred many deposits or the sea as severing of the off \$.50 mercolorumes. If sandred many deposits or the sea as the serval tream of the serving of the servin		(Strike provisions that are not applicable or which	
2. S RETURNED CHECKSTOP PAYMENT FEE; if any systyment by trained is returned unpaid tale to insufficient funds or for any other reason, tream with processing and so of \$3.5 per procurrence. If landford more any other coals on these as a result of these as a payment being returned due to insufficient funds or for any other reason, remark will also be responsible for the actual costs incurred by landford as a result. These fees and costs may be deducted from tream's security deposit. 7. GARBAGE/TRASH REMOVAL if shown I leaves garbage or trash in hallway, outside of door of unit, or in any other common reason is a close to incurred by landford to remove the partiage or trash. These fees and costs may be deducted from tream's security deposit. 8. 15 PALINEE TO REPORTED VISIOSEO'S OF REVOCUABLES IT is the tream's responsibility to separate all recyclobic metals to close to incurred by landford to properly dispose of the acyclobics. Incurred by landford to properly dispose of the acyclobics. These fees and costs may be deducted from tream's security deposit. 9. SNOW POLICY. It is tenart's responsibility, as stated in the rules and requisitors, to follow the site snow / vehicle removal to landford to complete the above. If Fertial Agreement clearings the sees and costs may be deducted from tream's security for its landford to complete the above. If Fertial Agreement clearings the sees and costs may be deducted from tream's security for its landford to complete the above. If Fertial Agreement clearings the sees and costs may be deducted from tream's security of its landford to complete the above. If Fertial Agreement clearings the sees and costs may be deducted from tream's security of seed to the sees and costs may be deducted from tream's security of seed to the seed of the seed	1	1 LATE FEE: A late fee of \$_50 will be assessed a	
8 building or yard which is not designated for the depost of garbage or trash, tenant will be assessed a fee of \$ 30 plus the and 9 costs incurred by jundred to remove the garbage or trash. Those foes and costs may be deducted from from fraint's security deposit. 4. 10 FALLURE TO PROPERLY DISPOSE OF RECVCLABLES: It is the tenant's responsibility to separate all recyclable materials a 1 deposit them in appropriate containers a required by law or local ordinance, il frant falls to separate long-likely materials a 1 deposit them in the appropriate containers a required by law or local ordinance, il frant falls to separate long-likely materials a 1 deposit them in the appropriate containers are required by law or local ordinance of the next positions. These fees and costs may be deducted from treath's security deposit on the property dispose of the next positions are property dispose of the next positions of the property dispose of the property dispose of the security deposit of the property dispose of the property dispose of the property dispose. The property dispose is the property dispose of th	2	3 RETURNED CHECK/STOP PAYMENT FEE: If any pay 4 reason, tenant will be charged a fee of \$ _35 per 5 payment being returned due to insufficient funds or for a second secon	occurrence. If landlord incurs any other costs or fees as a result of tenant's any other reason, tenant will also be responsible for the actual costs incurred
11 deposit them in appropriate containers as required by law or local ordinance. If tenant fails to separate recyclable masterines, tenant will be assessed a fee of \$ 5.00. 5. 14 SNOW POLICY: It is tenant's responsibility, as stated in the rules and regulations, to follow the eits enout. You have the control of the property dispose of the recyclables. These fees and costs may be deducted from tenant's security deposit. It is tenant free positions to the property dispose of the recyclables. These fees and costs may be deducted from tenant's security deposit. It is tenant fee of \$.00. 14 SNOW POLICY: It is tenant's responsibility to the tenant fails to do so, a fee will also apply. 15 Farant or guest failure to comply with the above stated policy could result in a tenant fee of \$.00. 16 Indicated the season of the property of the season of th	3	7 GARBAGE/TRASH REMOVAL: If tenant leaves garbage 8 building or yard which is not designated for the deposit o	e or trash in hallway, outside of door of unit, or in any other common area of f garbage or trash, tenant will be assessed a fee of \$ _30 plus the actual
15 Tenant or guest failure to comply with the above stated policy oculi result in a tenant fee of \$.50 plus the actual costs incurred follaridord to complete the above. If Pental Agreement designates tenants' responsibility to remove some sidewalks or of 17 designated areas within a 24 hour period and tenant fails to do so, a fee will also apply. 18 PARKING: Tenant may park their vehicle in the designated area or space as set forth in the rental agreement. If tenant parks whith anywhere other then the designated area or space the tenant will be assessed a fee of \$ 10/day. for each day that the vehicle is not vehicle and vehicles in the process of being repetion dray not be ked and that the vehicle is park 21 above-mentioned fees will also be assessed against tenant for each day that this rule is not followed. Tenant must insure that all visits 25 follow the above rules or risk being assessed in the above-mentioned fees. These fees may be deducted from the premises and 12 above-mentioned fees. The security of the deducted from the premises and the premise and chapter ATCP 134 of the Wilsonsina Administrative Code, tenant will read the previous one of the inchest of the order of the complete and chapter ATCP 134 of the Wilsonsina Administrative Code, tenant will 25 assessed a fee of \$ 150	4	11 deposit them in appropriate containers as required by 12 deposit them in the appropriate containers, tenant will be	law or local ordinance. If tenant fails to separate recyclable materials and be assessed a fee of \$_50 for each occurrence plus the actual costs
19 anywhere other then the designated area or space the fenant will be assessed a fee of \$ 10/day. for each day that the vehicle is not writches in the process of being repaired may not be kept on the permises and 21 above-mentioned fee will also be assessed against tenant for each day that this rule is not followed. For any the permises and 21 above-mentioned fees. These reserving be deducted from the nant's security deposit. 7. 23 FALURE TO PERMIT ACCESS TO UNIT: If tenant falls to permit access to unit after landlord has properly compiled with all not 24 provisions set forth in chapter 704 of Wisconsin Statutes and chapter ATCP 134 of the Wisconsin Administration Code, senant will 25 assessed a fee of \$ 50 for each occurrence. Tenant will also be liable for any damages and/or costs incurred by landlord 26 a result of tenant's failure to allow access to unit. These fees and costs may be deducted from tenant's security deposit. 8. 27 RETURN OF KEYS/GARAGE DOOR OPENER: If tenant falls to return all keys and garage door openers provided by landlord with 28 vacating, tenant will be assessed at ele of \$ 150. This includes all keys, including but not limited to, mailbox, laundry, a 29 storage keys. These fees may be deducted from tenant's security deposit. 9. 30 DAMAGE, WASTE ON KEGLECT Tenant is responsible for any damage, waste or neglect to the Premises including but not limited to, mailbox, laundry, a 32 storage keys. These fees were not sent to the promise including but not limited to the behalf of the provided provided to the control of the provided provided to the control of the provided provided provided to the behalf of the provided provided provided to the control of the provided prov	5	15 Tenant or guest failure to comply with the above stated po 16 landlord to complete the above. If Rental Agreement	licy could result in a tenant fee of \$_50 plus the actual costs incurred by designates tenant's responsibility to remove snow from sidewalks or other
24 provisions set forth in chapter 704 of Wisconsin Statutes and chapter ATCP 134 of the Wisconsin Administrative Code, tenant will 25 assessed a fee of \$ 50 for each occurrence. Tenant will also be liable for any damages and/or costs incurred by landlord 26 a result of tenant's failure to allow access to unit. These fees and costs may be deducted from tenant's security deposit. 27 RETURN OF KEYS/GARAGE DOOR OPENER's it feant fails to return all keys, and garage door openers provided by landlord wh 28 vacating, tenant will be assessed a fee of \$ TBD This includes all keys, including but not limited to, mallox, laundry, a 29 storage keys. These fees may be deducted from tenant's security deposit. 30 DAMAGE, WASTE OR NEGLECT. Treant is responsible for any damage, waste or neglect to the Premises including but not limit 31 to the: building, grounds upon which the building sits, rental unit, and any common areas. The Premises should be left in the sar 32 condition that it was received less any normal wear and tear. If there is any damage, waste or neglect to the Premises, Tenant via 50 be charged the actual costs incurred by Landlord up to \$ TBD per hour plus the costs of any materials. These fees and covided the control of the co	6	19 anywhere other then the designated area or space the ten 20 in a non-designated space. Inoperable vehicles and vehic 21 above-mentioned fee will also be assessed against tenar	ant will be assessed a fee of \$ 10/day for each day that the vehicle is parked cles in the process of being repaired may not be kept on the premises and the at for each day that this rule is not followed. Tenant must insure that all visitors
28 vacating, tenant will be assessed a fee of \$ TBD	7	 24 provisions set forth in chapter 704 of Wisconsin Statutes 25 assessed a fee of \$ 50 for each occurrence. Telegraph 	s and chapter ATCP 134 of the Wisconsin Administrative Code, tenant will be nant will also be liable for any damages and/or costs incurred by landlord as
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36 end of the rental term, or if Tenant's tenancy is terminated for any reason prior to the end of the rental term, Tenant will forfeit any re 37 promotion/concession received. Any forfeited rent promotion/concession will be treated as unpaid rent and will immediately becor 38 due and payable by Tenant. Any forfeited rent promotion/concession may be deducted from Tenant's security deposit. 39 MODIFICATIONS TO UNIT: Tenant is not allowed to make any modifications to unit without the written consent of landlord as set forth 40 the rental agreement. If tenant makes modifications to unit without the written consent of landlord set for the tenant will be charged the act 41 costs to return the unit to its original condition. Such charges may be deducted from tenant's security deposit. 42 RE-RENTAL COSTS: If tenant vacates the unit without proper notice or is removed from the property for failure to pay rent or any oft 43 breach of rental agreement, tenant is islable for all charges permitted under §704.29, Wis. Stats, including but not limited to all conditions of the condition of the conditions of the rental agreement to the rental agreement, tenant is liable for all charges may be deducted from tenant's security deposit. 49 FAILURE TO VACATE AT END OF LEASE OR AFTER NOTICE: If tenant remains in possession without consent of landlord aff 47 expiration of lease or termination of tenancy by notice given by either landlord or tenant, or after termination by valid agreement of the particles, tenant shall be liable for any damages suffered by landlord because of tenant's failure to vacate within the time required. 49 absence of proof of greater damages, landlord shall recover as minimum damages twice rental value apportioned on a daily basis 50 the time the tenant shall be responsible for any be deducted from tenant's security deposit. 41. 52 GRILLS: Tenant is responsible for any lots rent. Such charges may be deducted from tenant's security depo	9	31 to the: building, grounds upon which the building sits, r 32 condition that it was received less any normal wear and 33 be charged the actual costs incurred by Landlord up to	rental unit, and any common areas. The Premises should be left in the same d tear. If there is any damage, waste or neglect to the Premises, Tenant will
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43 breach of rental agreement, tenant is liable for all charges permitted under §704.29, Wis. Stats., including but not limited to all cot 44 incurred to re-rent the vacated unit and all utilities for which tenant is responsible through the end of the term of the rental agreeme 45 subject to the landlord's duty to mitigate. Such charges may be deducted from tenant's security deposit. 46 FAILURE TO VACATE AT END OF LEASE OR AFTER NOTICE: If tenant remains in possession without consent of landlord at 7 expiration of lease or termination of tenancy by notice given by either landlord or tenant, or after termination by valid agreement of 1 48 parties, tenant shall be liable for any damages suffered by landlord because of tenant's failure to vacate within the time required. 49 absence of proof of greater damages, landlord shall recover as minimum damages twice the rental value apportioned on a daily basis 50 the time the tenant remains in possession. Should the tenant's hold over result in the loss of any portion of rent by the landlord, tenant shall be responsible for any lost rent. Such charges may be deducted from tenant's security deposit. 52 GRILLS: Tenant is responsible for following the established policies regarding the proper use of grills. Tenants in violation of the 53 policies will be assessed a fee of \$50 plus any fines or penalties incurred by the landlord due to tenant's failure to comply with law or lose or ordinances. These fees and costs may be deducted from tenant's security deposit. 55 REMOVAL OF ABANDONED PROPERTY: If Tenant leaves behind any personal property after vacating or if Tenant's person 56 property is removed by the Sheriff and/or a moving company pursuant to an eviction, Tenant will be charged the actual costs incurred 57 by Landlord to remove and/or dispose of Tenant's personal property. These fees and costs may be deducted from Tenant's security deposit. 60 SATELLITES: Any costs incurred by the owner to repair damage due to the proper or improper installation and removal of sate	11	40 the rental agreement. If tenant makes modifications to un	it without the written consent of landlord then tenant will be charged the actual
47 expiration of lease or termination of tenancy by notice given by either landlord or tenant, or after termination by valid agreement of the parties, tenant shall be liable for any damages suffered by landlord because of tenant's failure to vacate within the time required. 48 parties, tenant shall be liable for any damages suffered by landlord because of tenant's failure to vacate within the time required. 49 absence of proof of greater damages, landlord shall recover as minimum damages twice the rental value apportioned on a daily basis to the time the tenant remains in possession. Should the tenant's hold over result in the loss of any portion of rent by the landlord, tenant is responsible for any lost rent. Such charges may be deducted from tenant's security deposit. 52 GRILLS: Tenant is responsible for following the established policies regarding the proper use of grills. Tenants in violation of the policies will be assessed a fee of \$50 plus any fines or penalties incurred by the landlord due to tenant's failure to comply with law or lose ordinances. These fees and costs may be deducted from tenant's security deposit. 53 REMOVAL OF ABANDONED PROPERTY: If Tenant leaves behind any personal property after vacating or if Tenant's person for property is removed by the Sheriff and/or a moving company pursuant to an eviction, Tenant will be charged the actual costs incurred by the landlord due to tenant's improper use of water will be charged to the tenant a 59 may be deducted from tenant's security deposit. 60 SATELLITES: Any costs incurred by the owner to repair damage due to the proper or improper installation and removal of satellites of the deducted from tenant's security deposit. 61 Eandlord Signature 62 Tenant acknowledges that landlord or landlord's agent has specifically identified each nonstandard rental provision with tenant prior entering into a rental agreement. 64 Tenant Signature 65 Tenant Signature 76 Tenant Signature	12	43 breach of rental agreement, tenant is liable for all charge 44 incurred to re-rent the vacated unit and all utilities for whi	es permitted under §704.29, Wis. Stats., including but not limited to all costs ch tenant is responsible through the end of the term of the rental agreement,
policies will be assessed a fee of \$50 plus any fines or penalties incurred by the landlord due to tenant's failure to comply with law or lost ordinances. These fees and costs may be deducted from tenant's security deposit. Framework of ABANDONED PROPERTY: If Tenant leaves behind any personal property after vacating or if Tenant's person for property is removed by the Sheriff and/or a moving company pursuant to an eviction, Tenant will be charged the actual costs incurred by bundlord to remove and/or dispose of Tenant's personal property. These fees and costs may be deducted from Tenant's security deposit. IMPROPER USE OF WATER: Any costs incurred by the landlord due to tenant's improper use of water will be charged to the tenant as may be deducted from tenant's security deposit. OSATELLITES: Any costs incurred by the owner to repair damage due to the proper or improper installation and removal of satellites will be deducted from tenant's security deposit. Tenant acknowledges that landlord or landlord's agent has specifically identified each nonstandard rental provision with tenant prior entering into a rental agreement. Landlord Signature Landlord Signature Tenant Signature Tenant Signature Tenant Signature	13	 47 expiration of lease or termination of tenancy by notice gi 48 parties, tenant shall be liable for any damages suffered 49 absence of proof of greater damages, landlord shall recov 50 the time the tenant remains in possession. Should the te 	ven by either landlord or tenant, or after termination by valid agreement of the by landlord because of tenant's failure to vacate within the time required. In ver as minimum damages twice the rental value apportioned on a daily basis for nant's hold over result in the loss of any portion of rent by the landlord, tenant
55 REMOVAL OF ABANDONED PROPERTY: If Tenant leaves behind any personal property after vacating or if Tenant's person 56 property is removed by the Sheriff and/or a moving company pursuant to an eviction, Tenant will be charged the actual costs incurred. 56 property is removed by the Sheriff and/or a moving company pursuant to an eviction, Tenant will be charged the actual costs incurred by Landlord to remove and/or dispose of Tenant's personal property. These fees and costs may be deducted from Tenant's security deposit. 58 IMPROPER USE OF WATER: Any costs incurred by the landlord due to tenant's improper use of water will be charged to the tenant a 59 may be deducted from tenant's security deposit. 60 SATELLITES: Any costs incurred by the owner to repair damage due to the proper or improper installation and removal of satellites of 1 be deducted from tenant's security deposit. 61 Tenant acknowledges that landlord or landlord's agent has specifically identified each nonstandard rental provision with tenant prior 63 entering into a rental agreement. 64		53 policies will be assessed a fee of \$50 plus any fines or per	nalties incurred by the landlord due to tenant's failure to comply with law or local
58 IMPROPER USE OF WATER: Any costs incurred by the landlord due to tenant's improper use of water will be charged to the tenant a 59 may be deducted from tenant's security deposit. 17		55 REMOVAL OF ABANDONED PROPERTY: If Tenant I 56 property is removed by the Sheriff and/or a moving com	eaves behind any personal property after vacating or if Tenant's personal pany pursuant to an eviction, Tenant will be charged the actual costs incurred
61 be deducted from tenant's security deposit. 62 Tenant acknowledges that landlord or landlord's agent has specifically identified each nonstandard rental provision with tenant prior 63 entering into a rental agreement. 64 65	10	58 IMPROPER USE OF WATER: Any costs incurred by the l	
63 entering into a rental agreement. 64 65 Landlord Signature Tenant Signature Tenant Signature Tenant Signature Tenant Signature Tenant Signature Tenant Signature			damage due to the proper or improper installation and removal of satellites will
Landlord Signature Tenant Signature	18	63 entering into a rental agreement.	as specifically identified each nonstandard rental provision with tenant prior to
66 67 68 Date:		65	Tenant Signature
68 Date:		66 67	
10		68 Date:	
72 payment for utility service owed by tenant that was provided by landlord but not included in the rent; (d) payment for direct utility service owed by the tenant that was provided by a government-owned utility, to the extent that		71 When To Use: A Nonstandard Rental Provisions document must be used if a landlord wants to d	leduct anything from a tenant's security deposit other than: (a) tenant damage, waste, or neglect of the premises; (b) unpaid rent; (c)