

NONSTANDARD RENTAL PROVISIONS



Name of Tenant(s): [ContactList("Adult")]

Address of Premises: [Lease.Unit.Address.Street1()], [Lease.Unit.Address.CityStatePostalCode()]

The Nonstandard Rental Provisions listed below are part of your Rental Agreement and lists the various charges and costs that your landlord may assess against you and withhold from your security deposit.

All Tenants need to initial next to each provision.

_____ 1: **LATE RENT FEES:** A late fee of \$30.00 will be charged, as stated in the Residential Rental Agreement. These fees may be deducted from the Tenant's security deposit.

_____ 2: **RETURNED CHECK/STOP PAYMENT FEE:** Any payment by Tenant that is returned due to insufficient funds, or for any other reason, Tenant will be charged a fee of \$35.00 per occurrence as stated in the Residential Rental Agreement. If Landlord incurs any other costs or fees as a result of Tenant's payment being returned due to insufficient funds or for any other reason, Tenant will also be charged the actual cost incurred by Landlord as a result. These fees and costs may be deducted from Tenant's security deposit.

_____ 3: **REMOVAL OF ABANDONED PROPERTY:** If Tenant leaves behind any personal property, including Home, after vacating or if Tenant's personal 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 costs may be deducted from Tenant's security deposit.

_____ 4: **FAILURE TO PERMIT ACCESS TO HOME OWNED BY LANDLORD:** If Tenant fails to permit access to unit after Landlord has given notice pursuant to Wis. Stat. 704 and Wis. Admin. Code ATCP 134, Tenant will be charged a fee of \$50.00 for each occurrence. Tenant will also be charged for any damages and/or costs incurred by landlord as a result of Tenant's failure to allow access to unit. These fees and costs may be deducted from the Tenant's security deposit.

_____ 5: **PARKING:** Tenant may park his/her vehicle in the designated area or space as set by Landlord. If Tenant parks his/her vehicle anywhere other than the designated area or space, Tenant will be charged a fee of \$50.00 for each day that the vehicle is parked in a non-designated space. Inoperable vehicles and vehicles in the process of being repaired may not be kept on the Premises and the above-mentioned fee will also be charged to Tenant for each day that this rule is not followed. Tenant must ensure that all visitors follow the rules or risk being charged the above-mentioned fees. These fees and costs may be deducted from Tenant's security deposit.

_____ 6: **GARBAGE/TRASH REMOVAL:** If Tenant leaves garbage or trash in Home, on Site, or in common areas which is not designated for the deposit of garbage or trash, Tenant will be charged a fee of \$50.00 plus the actual costs incurred by Landlord to remove the garbage or trash. These fees and costs may be deducted from the Tenant's security deposit.

_____ 7: **FAILURE TO PROPERLY DISPOSE OF RECYCLABLES:** It is the Tenant's responsibility to separate all recyclable materials and deposit them in appropriate containers as required by law or local ordinance. If Tenant fails to separate recyclable materials and deposit them in the appropriate containers, Tenant will be assessed a fee of \$50.00 for each occurrence plus the actual costs incurred by Landlord to properly dispose of the recyclables. These amounts may be deducted from the Tenant's security deposit.

_____ 8: **LAWN MOWING / SNOWREMOVAL:** If Tenant fails to mow the lawn and/or remove snow from designated areas within a reasonable time period, Tenant will be charged a fee of \$50.00, plus the actual costs incurred by Landlord to complete the above. Tenant will also be responsible for payment of any municipal fines or other costs imposed on Landlord due to Tenant's failure to comply with law or local ordinances regarding lawn mowing and/or snow removal. These amounts may be deducted from the Tenant's security deposit.

_____ 9: **UTILITIES CHANGED TO TENANTS NAME:** Tenant is responsible for changing their utilities into their name effective the Rental Agreement start date. If this rule is violated, Tenant will be responsible for the actual cost of the utilities along with an additional penalty fee of \$35.00 for each month the utilities are not changed to the Tenant's name. Utilities must remain current and connected at all times. Tenant is responsible for the utilities through the end of tenancy. Any outstanding or unpaid utilities may be deducted from the Tenant's security deposit.

_____10: **WATER/SEWER:** See Section 1.7 of Rental Agreement. Landlord and/or Property Manager reads water meters monthly. Landlord and/or Property Manager will issue monthly bills to tenant based on monthly water meter readings. Water/Sewer bills are collectible as rent and may be deducted from Tenant's security deposit.

_____11: **LEGAL SERVICE:** Should Landlord be forced to provide an official or statutory notice, Tenant shall pay to Landlord a fee of \$15.00 per notice in addition to any certified mail charges Landlord may incur, which may be charged and collected as rent due to Landlord.

Tenant acknowledges that Landlord or Landlord's Agent has specifically identified each non-standard rental provision with Tenant prior to entering into a rental agreement.

TENANT: _____ Date : _____
Tenant Signature

TENANT: _____ Date : _____
Tenant Signature

TENANT: _____ Date : _____
Tenant Signature

TENANT: _____ Date : _____
Tenant Signature

Landlord or Authorized Agent: _____ Date: _____
Landlord or Authorized Agent Signature(s)