

NON-STANDARD RENTAL PROVISIONS (HR)
THIS DOCUMENT IS HEREBY INCORPORATED INTO AND
MADE PART OF THE ACCOMPANYING LEASE AGREEMENT

(Initial) _____ 1. Tenant agrees to place the residence in as overall clean condition at move-out. If the residence is not clean when Tenant vacates, management's employees or an independent cleaning company will undertake the work, and the wage rate assessed to Tenant shall be at a minimum rate of \$39.50 per hour. Tenant is not required to professionally clean carpets, unless there is damage caused by Tenant abuse.

(Initial) _____ 2. All windows, storm windows, screens, and blinds/window coverings must be in place or present at check-out time and in good condition, normal wear and tear excepted. In the event windows, screens or blinds/window covering are broken, damaged, or missing Tenant agrees to pay as follows: damage to screen mesh interior - \$50.00; if screen missing or frame damaged - \$75.00; damaged or missing blinds/window coverings – actual cost; window glass/frame – actual cost.

(Initial) _____ 3. All costs related to any repairs, including but not limited to wall repair and painting as a result of unusual damage caused by resident abuse, and all costs related to returning wall material and paint to the same overall condition as when the tenancy commenced or as subsequently improved by Landlord, Landlord's agents or Tenant will be billed to Tenant at a minimum labor rate of \$52.50 per hour plus actual materials costs. The repairs may include, but are not limited to, drywall damage due to holes, knicks, scrapes; paint repair and prep due to the use of adhesives that cause damage; if the paint color was changed by Tenant, the costs to return the paint to the original color; and any other damage beyond normal wear and tear caused during the Lease term.

(Initial) _____ 4. Tenant agrees that if the number of keys and garage remotes returned at or before the time of check-out at the end of the Lease term is not equal to the number of keys and garage remotes issued during the course of the Lease, the locks will be re-keyed and/or new remotes programmed. Charges, either during the course of the Lease or at Lease end, will be equal to the actual cost including labor at a minimum rate of \$52.50 per hour. Individual laundry keys or security door keys/fobs/access cards will be billed at the rate of \$30.00 each. Laundry cards must also be returned and will be billed at the rate of \$10.00 each. Time is of the essence in regards to key return by the Tenant. All apartment and other keys, remotes, fobs and cards must be delivered together to Landlord at or before the check-out time.

(Initial) _____ 5. Tenants jointly and severally agree and understand that the returning all of the keys, fobs and/or remotes that were issued during the course of the Lease to Landlord will 1. constitute a total surrender of the unit, 2. permit Landlord to enter the premises without further notice, and 3. be deemed as Tenants' full and complete surrender and abandonment of any and all items at the premises, with certain exceptions as set forth in Wis. Stat. §704.05(am).

(Initial) _____ 6. Lease maturity date and time is of the essence. A penalty of \$200.00 will be assessed if an occupant or occupant's possessions are not completely removed from the premises by the Lease end date and time. An additional use and occupancy charge of \$25.00 per hour will be assessed for each hour any Tenant remains in occupancy past the Lease end date and time. In the event the Lease does not state a specific time, the maturity time of the Lease shall be at noon on the Lease end date.

(Initial) _____ 7. Tenant expressly agrees that any unpaid late fees, fines and/or returned check fees, unpaid repair charges, utility costs for which Tenant is responsible, court costs awarded and/or granted by court order, or mitigation costs allowable under Wis. Stat. §704, such as advertising expenses, in case of a breach of Lease (or any extension) may be deducted from the security deposit.

(Initial) _____ 8. Tenant may not have any pets on the premises at any time without Landlord's prior written consent. If a pet is acquired without prior written approval from Landlord, or if Tenant boards someone else's pet, Tenant will be assessed a penalty of \$250.00, and a \$20.00 penalty will be assessed each day that the pet remains on the premises. This provision does not grant permission to keep an unauthorized pet in the apartment.

(Initial) _____ 9. In the event Tenant desires to sublease, Tenant agrees to pay a \$150.00 administrative fee to management. This fee is due and payable at or before the time the sublet agreement is signed at the management office. Subleases are an uninterrupted continuation of the term of the Lease; as a condition of a sublease, no assessments or inspections by Landlord shall be made, no changes to any furniture provided by Landlord shall be made, nor any cleaning or promises to improve or repair shall be made by Landlord. Tenant agrees to pay a **\$500.00** fee for unauthorized subleasing, without affecting Landlord's right to proceed against Tenant for having an unauthorized Tenant. Community sharing programs, including but not limited to Airbnb, are expressly prohibited and are considered an unauthorized sublease.

(Initial) _____ 10. In the event that Tenant wants to breach this Lease agreement prior to its commencement and have the premises placed back on the rental market for re-rental or Tenant vacates the Premises after lease commencement and/or prior to the Lease end date as listed in the Lease Agreement or any extensions thereof, whether or not advance notice is provided, Tenant agrees to pay \$300.00 to Landlord's agent as the cost for Landlord to fulfill its duty to mitigate the damages to Tenant by attempting to re-rent the Premises. The administrative fee is in addition to any other costs or losses associated with re-renting the premises.

(Continued on reverse)

(Initial) _____ 11. In the event of a partial renewal of the Lease, any new/successor Tenant(s), including sublet and/or add-on Tenants, expressly assumes greater liability by consenting to the transfer of the terms of the original lease and accepts any damages, breaches or violations which occurred before or during the period in which the new/successor Tenant(s) holds his or her interest and which includes but is not limited to handling the security deposit, the condition of the property at the start of the original Lease, and all liability under the original Lease.

(Initial) _____ 12. Tenant agrees to report any problems with the heating system to Landlord immediately. When Tenant controls the thermostat on the premises, Tenant agrees to maintain a temperature of at least 67 degrees. If the thermostat is found to be turned off or set at a temperature below 67 degrees, Tenant will be assessed a \$50.00 fee for each violation. In addition to the \$50.00 fee, Tenant will be responsible for all damages on the premises, other residential units and common areas, caused by the heat being insufficient, including but not limited to damages caused by 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 break and weekends when no one appears to be present at the apartment.

(Initial) _____ 13. Excessive noise, nuisance and/or disturbance charges: As full use and enjoyment of the premise is an essential element to this Lease agreement, Tenant agrees that Landlord may assess the following non-rent charges to Tenant for each noise complaint, nuisance and/or disturbance reported by Landlord, neighbors or law enforcement officers. This shall include all noise disturbances caused by persons residing in the premise, as well as Tenant's guests and invitees. 1st noise complaint – Warning; 2nd noise complaint - \$100.00; 3rd noise complaint - \$150.00.

(Initial) _____ 14. Tenant agrees to not flush **any** items down the toilet that could cause it to become stopped up and agrees to supply a toilet plunger for the apartment. In the event that it becomes necessary for Landlord to unplug Tenant's toilet, Tenant will be charged for the service call at a minimum labor rate of \$52.50 per hour during normal business hours (8:00 a.m. through 4:30 p.m. Monday through Friday) and at a minimum labor rate of \$78.75 per hour during any non-business hours.

(Initial) _____ 15. Tenant agrees to not tamper with or manipulate any of the security cameras or other similar devices in the building. Tenant will be assessed a fine of \$250.00 per occurrence for tampering with or manipulating any of the security cameras or other similar devices in the building.

I HAVE READ THE "NON-STANDARD RENTAL PROVISIONS" AND ACKNOWLEDGE THIS POTENTIAL FINANCIAL LIABILITY. By initialing, I acknowledge that the Landlord has identified and discussed each provision with me. I understand and agree that any of the above-referenced items and any charges identified in the House Rules Addendum may be deducted from my security deposit at the termination of my tenancy if not paid. If any of the above charges are not deducted from the security deposit, Landlord shall send a statement to Tenant, which Tenant agrees to pay upon receipt.

Tenant Signature Date

Tenant Signature Date

Tenant Signature Date

Tenant Signature Date

Tenant Signature Date

Landlord Date