

**COLLEGE PARK APARTMENTS LLP & SPRINGBROOK ROW APARTMENTS LLP NON-STANDARD RENTAL PROVISIONS**

**Tenant's Initials:**

**LANDLORD'S RIGHT OF ENTRY**

- \_\_\_\_\_ 1. Tenants agree to allow Landlord or Landlord's Agent(s) to enter premises for showings or inspection, providing landlord gives 24-hour notice. It is understood that a request for maintenance by Tenant gives Landlord or maintenance staff permission to enter the premises without notice to complete repairs.

**LEASING**

- \_\_\_\_\_ 2. The leased premises will not be rented to another tenant for the subsequent lease term before October 1, 2017. Tenants agree to allow Landlord to show premises to prospective Tenants starting October 1, 2017. Showings will continue from this date forward until premises are re-rented, and a new lease has been signed.

**SECURITY DEPOSIT WITHHOLDING**

In addition to the standard security deposit deductions allowable under Wis. Stat. s. 704.28 (a), we may deduct from your security deposit the following items if not paid at the end of your lease term:

- \_\_\_\_\_ 3. Unpaid parking fees or cost of replacing a garage remote or permit.
- \_\_\_\_\_ 4. Charges for unpaid NSF check fees, closed account fees, or other unpaid charges as provided in the lease agreement and/or any attached addendum.
- \_\_\_\_\_ 5. Unpaid Charges incurred for removal of prohibited items from patios, balconies or hallways as outlined in Rules & Regulations Addendum.
- \_\_\_\_\_ 6. Re-keying or changing locks that was: (a) requested by you during the term of your lease; (b) performed by us or at our directions because you lost your keys or for other reasons caused by you; (c) due to your failure to return all keys upon your surrender of the premises.
- \_\_\_\_\_ 7. Mitigation costs allowable under Chapter 704 Statutes in case you vacate from your apartment prior to the end of your lease term. Such costs may include, but are not limited to advertising and rental commissions.
- \_\_\_\_\_ 8. Tenant agrees to leave the leased premises in a clean and habitable condition at the end of the lease term. If the leased premises are not left in 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. Notwithstanding the foregoing, this provision does not authorize Landlord to withhold from Tenant's security deposit for normal wear and tear.
- \_\_\_\_\_ 9. Overstay Charge of \$100.00 per hour to begin at noon on August 14, 2018 and continue until the Tenants vacate the unit and return the keys.
- \_\_\_\_\_ 10. Any cost incurred by Landlord as a result of Tenants violation of the Carbon Monoxide Detector Addendum or Smoke Detector Addendum.
- \_\_\_\_\_ 11. While Landlord does not expressly prohibit smoking within an individual's units; Tenants understand that they will be held liable for the cost of the labor and materials associated with removing and remedying any smoke damage, related to cleaning, painting or other damages within the unit. This liability extends to whatever work becomes necessary as a result of damage caused by smoking inside the unit.
- \_\_\_\_\_ 12. Tenant understands that they will be held liable for the cost of labor and materials associated with removing and remedying cooking odor, smoking & pet odor, related cleaning, painting, or other damages within the apartment. This liability extends to whatever work becomes necessary as a result of damage caused by cooking odor, smoking or pet odor.
- \_\_\_\_\_ 13. Cost of storing and/or disposing of personal property left behind by Tenant(s) after the Tenant(s) vacates or is evicted from the premises.
- \_\_\_\_\_ 14. Holdover damages as a result of the tenant's failure to vacate, after the expiration of the lease or termination of tenancy by notice.

**CHECK-IN/CHECK-OUT SHEET**

- \_\_\_\_\_ 15. Tenant(s) acknowledges receipt of the Landlords' check-in sheet/check-put sheet, and agrees to complete and return the form to Landlord within seven (7) days of occupancy of the leased premises.

We have read and understand the Non-Standard Rental Provisions of our lease. By our initials below, we acknowledge that the Landlord or Landlord's Agent has identified each of the below provisions with us.

**Apartment Address:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Landlord Signature:** \_\_\_\_\_

**Landlord's Agent Signature:** \_\_\_\_\_

**Tenant's Signatures:** \_\_\_\_\_

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