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Nonstandard Rental Provision

1.1 PROFESSIONAL CARPET CLEANING

Carpets must be professionally cleaned at time of move-out at the expense of the tenant. Self-Serve or Hand Machines are not permitted. Paid receipt must be left behind on the counter.

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1.2 BREACH OF LEASE

Tenants are responsible for their lease through the lease expiration date. In the event you moves out prior to the expiration date of the lease contract, and a new tenant is found, a Breach of Lease Administrative Fee may apply. \$400.00 charge is assessed to cover the costs involved in showing the apartment, lease signing, and advertising expenses and may be deducted from security deposit. We will make reasonable efforts to mitigate damages by advertising and showing apartment to re-rent.

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1.3 LATE FEE

A late fee of \$50.00 will be assessed as set forth in the rental agreement upon all late rental payments. These fees may be deducted from tenant's security deposit.

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1.4 INSUFFICIENT FUNDS

If any payment by tenant is returned unpaid due to insufficient funds or for any other reason, tenant will be charged a fee of \$25.00 per occurrence. 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 responsible for the actual costs incurred by landlord as a result. These fees and costs may be deducted from tenant's security deposit.

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1.5 KEYS FOB AND GARAGE REMOTE(S)

If tenant fails to return any keys and garage door openers provided by landlord when vacating, tenant will be assessed a fee of \$10.00/ key or FOB and \$40.00/garage remote. These fees may be deducted from the tenant's security deposit.

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1.6 MAINTENANCE LABOR

Tenant is responsible for any damage to the unit. The unit should be left in the same condition as it was when tenant moved into the unit. If there is damage, tenant will be assessed the actual costs incurred by landlord at \$35.00/hour plus the costs of any materials. Such fees and costs may be deducted from the security deposit.

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1.7 CLEANING LABOR

Tenant agrees to place the residence in an 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 \$30.00 per hour.

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1.8 FINES

Tenant agrees to abide by animal policy and pick-up after their dog (where permitted) or will be subject to a \$50 fine.

And abide by the snow policy, and will relocate your vehicle(s) within 24 hours of being notified or will be subject to a \$25.00 fine.

Such fines may be deducted from the security deposit.

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X _____

Date Signed