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## Nonstandard Rental Provision

### 1.1 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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### 1.2 RETURN CHECK/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 \$50.00 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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### 1.3 KEYS FOB AND GARAGE REMOTE(S)

If tenant fails to return any keys, FOBS and garage door openers provided by landlord when vacating, tenant will be assessed the actual costs incurred by landlord to replace these items. These amounts may be deducted from the tenant's security deposit.

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### 1.4 MAINTENANCE/PAINTING/CLEANING LABOR

If there is any damage, waste, or neglect to the premises, Tenant will be responsible for the actual costs incurred by Landlord to remedy the damage, waste, or neglect or, if Landlord performs the work, Tenant will be responsible for the time Landlord spent to repair the damage, waste, or neglect at a rate of \$50 per hour plus the costs of any materials. These amounts may be deducted from Tenant's security deposit.

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### 1.5 GARBAGE/TRASH REMOVAL

If Tenant leaves garbage or trash in the hallways, outside of door of rental unit, or in any other common areas of building or grounds not designated for the deposit of garbage or trash, Tenant will be responsible for the actual costs incurred by Landlord to remove the garbage or trash. These amounts may be deducted from Tenant's security deposit.

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### 1.6 FAILURE TO PROPERLY DISPOSE OF RECYCLABLES

If Tenant fails to separate recyclable materials and deposit them in the appropriate containers as required by law or local ordinance, Tenant will be responsible for the actual costs incurred by Landlord to properly dispose of the recyclables including, but not limited to, any fines imposed and collected by a municipality. These amounts may be deducted from Tenant's security deposit.

### 1.7 PARKING

If Tenant parks his/her vehicle anywhere other than the designated areas or spaces as set forth in the rental agreement, or fails to remove vehicle during snow removal, Tenant will be responsible for the actual costs incurred by Landlord, including, but not limited to, any fines imposed and collected by municipality. These amounts may be deducted from Tenant's security deposit.

### 1.8 FAILURE TO PERMIT ACCESS TO RENTAL UNIT

If Tenant fails to permit access to the rental unit after Landlord has properly complied with all notice provisions set forth in Wis. Stat. ch. 704 and Wis. Admin. Code ATCP 134, Tenant will be responsible for the actual costs incurred by Landlord as a result of Tenant's failure to allow access to the rental unit. These amounts may be deducted from Tenant's security deposit.

X \_\_\_\_\_  
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Date Signed