College Park Apartments LLP and Springbrook Row Apartments LLP

NON-STANDARD RENTAL PROVISIONS

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

**Tenant’s Initials**

 Tenant (s) acknowledges receipt of the Landlord’s check-in sheet/check-out sheet, and agrees to complete and return the form to Landlord within seven (7) days of occupancy of the leased premises.

**LEASING**

 Tenant(s) agree to allow Landlord to show premises to prospective Tenants. Showings will continue until premises are re-entered, 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, we may deduct from your security deposit the following items if not paid at the end of your lease term:

**Tenant’s Initials**

 1. Late Fees or unearned discounts as provided in lease agreement

 2. Mitigation costs allowable under Chapter 704, of the Wisconsin Statues, in the event that you vacate your apartment prior to the end of your lease term (or extension thereof). Such costs may include, but are not limited to advertising cost and rental commissions, sublet fees and/or showing fees.

 3. Unpaid parking, rent, and any applicable sales tax.

 4. Cost of replacing any garage opener ($50), garage opener accessories (visor clip $10) or other access card issued by landlord and not returned by tenant (s), and/or the cost of re-coding any access mechanism.

 5. Re-keying or changing locks that were: (a) requested by you during the term of your lease; (b) performed by us or at our discretion 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.

 6. Charges for unpaid NSF check fees, closed account fees, or other unpaid charges as provided in the lease agreement and/or any addenda thereto.

 7. Tenant agrees to leave the leased premises in a clean and habitable condition at the end of the lease term. If the lease premises are not left in clean and habitable condition, 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.

 8. Repayment of any promotional offers or rental incentives

 9. Holdover damages as a result of the tenant’s failure to vacate, after the expiration of the lease or termination of tenancy by notice. Overstay Charge of $150.00 per hour to begin at 8:00AM on August 14, 2022 and continue until the Tenants vacate the unit and return keys

 10. While Landlord does not expressly prohibit smoking within individual units, tenant understands that they will be held liable for the cost of the labor and materials associated with removing and remedying any smoke damage within the apartment. In addition, this same liability extends to whatever work is necessary as a result of any other damage or odors caused in the apartment, including, but not limited to, cooking and pet odors, and any other condition that results in the apartment failing to be odor neutral at the time that tenant vacates.

 11. Tenants are encouraged to exercise extreme caution if choosing to burn candles in their apartment, since candles are a leading cause of apartment fires. In addition, candles may leave a residue on the wall and floor surfaces that are difficult to clean. Should such damage occur, and remain at the time of check-out, resident is responsible for the cost of that cleaning.

 12. Any cost incurred by Landlord as a result of Resident’s violation of the Carbon Monoxide Detector Addendum and/or the Smoke Alarm Addendum & Requirement.

 13. Cost of storing and/or disposing of personal property left behind by the Tenant after the Tenant removes or is evicted from the premises.

 14. Unpaid Charges incurred for removal of prohibited items from patios, balconies or hallways as outlined in Rules & Regulations Addendum.

I (we) have read and understand the Non-Standard Rental Provisions stated above. Resident(s) acknowledge that their initials next to each paragraph confirm that the landlord has identified each of the above provisions with resident (s).

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Landlord or Landlord’s Agent Date

TENANT(S):

(x)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_/\_\_\_\_/\_\_\_\_ (x)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_/\_\_\_\_\_/\_\_\_\_

 Date Date

(x)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_/\_\_\_\_/\_\_\_\_ (x)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_/\_\_\_\_\_/\_\_\_\_

 Date Date

(x)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_/\_\_\_\_/\_\_\_\_ (x)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_/\_\_\_\_\_/\_\_\_\_

 Date Date