NON-STANDARD RENTAL PROVISIONS

PREMISES LOCATED AT _____

Name of Tenant(s)   _____

_____

By initialing each paragraph, Tenant acknowledges acceptance of each NON-STANDARD RENTAL PROVISION.

_____   1. **LATE FEE**. A late fee may be assessed as stated in the Lease upon all rents or other charges not timely paid.. Accrued, unpaid late fees may be deducted from Tenant's security deposit.

_____   2. **BANK CHARGES.** If any check or money order issued by Tenant is returned unpaid by Landlord's bank, Tenant shall pay a fee of $30 in each instance. Such fee may be deducted from Tenant's security deposit.

_____   3. **GARBAGE REMOVAL/RECYCLING/ LAWN MOWING/SNOW REMOVAL/COMPLIANCE WITH LOCAL ORDINANCES.** If Tenant leaves garbage or trash in the hallways or common areas of the building or yard, Tenant will be subject to a $25 fine plus the actual cost of removing such garbage or trash. It is Tenant's responsibility to separate recyclable materials and deposit same in the appropriate containers, as required by law or local ordinance. A fine of $25 plus actual cost incurred by the landlord will be imposed for each failure of Tenant to comply with recycling rules. If Tenant fails to mow yard or shovel sidewalks, as required by the rental agreement or rules and regulations, Tenant will be subject to a $25 fine plus the actual cost incurred by Landlord due to Tenant's failure to mow the yard or remove the snow. Tenant shall be responsible for payment of any municipal fines or other cost imposed upon Landlord for Tenant's failure to comply with any law or local ordinance. Any fines or costs chargeable to Tenant under this paragraph may be deducted from the security deposit.

_____   4. **ASSIGNMENT OR SUBLEASING.** Tenant may not assign his/her rights under this lease or sublease the premises without Landlord's prior written consent. Both voluntary assignments and assignments by operation of law are prohibited without Landlord's written consent, except that Landlord has the option to consent to an assignment by operation of law.

_____   5. **PARKING.** Only licensed vehicles being actively used by Tenant may be parked on the premises, and then only on paved parking surfaces. The number of vehicles shall not exceed the number of spaces allocated to Tenant. Vehicles may not be parked on the grass or on any other part of the premises other than the space allocated. Disabled vehicles or vehicles in the process of being repaired may not be kept on the premises. Any failure to abide by these rules will result in imposition of a $25 per day fine plus any cost incurred by the Landlord due to Tenant's failure to obey the parking rules. Any fines or cost may be deducted from the security deposit.

_____   6. **VACATING WITHOUT PROPER NOTICE**. If the Tenant vacates the unit without proper notice, the Tenant is liable for all charges permitted under § 704.29 Wis. Stats. Such cost may be deducted from Tenant's security deposit

_____   7. **HOLDING OVER AFTER NOTICE.** If Tenant remains in possession after the last day permitted under notice, by Tenant or by Landlord, Tenant shall be liable for a minimum of double rent for each day of the hold over period. Should the hold over result in the loss of any portion of the following month's rent, Tenant shall be liable for the lost rent. Such charges may be deducted from Tenant's security deposit

_____   8. **FAILURE TO PERMIT ACCESS TO UNIT.** If Tenant prohibits, refuses or interferes with Landlord's right to access the unit, Tenant shall be liable for all damages and costs incurred by Landlord, including lost rent if Landlord is unable to show the unit to prospective tenants due to this failure to permit access. Such charges may be deducted from Tenant's security deposit.

Tenant's Acknowledgment

Tenant acknowledges that Landlord or Landlord's agent has specifically identified and discussed each of the above NON-STANDARD RENTAL PROVISIONS with Tenant and that Tenant has agreed to each of the above provisions.

Dated this _____ day of _____ , 20 _____.

_____
Tenant

_____   _____
Tenant   Landlord or Landlord's Agent