



NON STANDARD RENTAL PROVISIONS

<p>A. NON-STANDARD RENTAL PROVISIONS ADDENDUM</p>	<ol style="list-style-type: none"> 1. This addendum is incorporated into Tenant’s Residential Rental Agreement. If there are any conflicts between the terms and conditions of this addendum and those contained in the Residential Rental Agreement, the terms and conditions of this addendum shall be controlling. 2. The Nonstandard Rental Provisions listed herein are part of your <i>Rental Agreement</i>. Tenant agrees to and accepts each initialed provision listed herein. 3. In addition to the standard Security Deposit deductions allowed under Wis. Admin. Code ATCP 134.06(3)(a), Landlord may deduct from your Security Deposit the following fees, charges and costs incurred by Landlord during the Lease Term per the Wis. Admin. Code ATCP 134.06(3).
<p>B. TENANT(S) AGE 18 AND OVER</p>	<p>Adult Tenant 1</p> <p>Adult Tenant 2</p> <p>Adult Tenant 3</p> <p>Adult Tenant 4</p> <p>Adult Tenant 5</p>
<p>C. PROPERTY ADDRESS</p>	<p>Address</p> <p>Unit</p> <p>City</p> <p>State</p> <p>Zip Code</p>
<p>D. LATE FEE</p>	<ol style="list-style-type: none"> 1. Rent is due on the 1st of each month. A \$75.00 fee will incur if rent is not paid by 11:59 pm on the 5th of the month.

	<ol style="list-style-type: none"> Such fees may be deducted from Tenant Security Deposit.
E. BANK SERVICE CHARGE	<ol style="list-style-type: none"> If any Tenant payment is returned unpaid, for whatever reason, Tenant shall pay a fee of \$50.00 for each instance plus any actual costs incurred by Landlord. Such fees may be deducted from Tenant Security Deposit.
F. MONTHLY PORTAL FEE	<ol style="list-style-type: none"> There is a \$5.00 monthly portal administration fee per unit for Tenant's access to online products such as but not limited to, Buildium, Property Meld, Emergency Answering service. Etc. Such fees may be deducted from Tenant Security Deposit.
G. LOCKBOX CHARGE	<ol style="list-style-type: none"> A onetime, \$35 Tenant charge for the lockbox that contains the keys for the unit, which allows entry to said unit on move in date and must be paid prior to move in date. This charge may be deducted from Tenant Security Deposit if not returned to one of the Blue Frog Property Management business locations within (30) thirty days after move in.
H. ADMINISTRATIVE CHARGE	<ol style="list-style-type: none"> A onetime \$99 lease-up administration charge will be applied to the Tenant ledger and must be paid prior to move-in. This charge may be deducted from Tenant Security Deposit
I. UTILITIES	<ol style="list-style-type: none"> Utilities are paid per the <i>Lease</i>. Tenant agrees to pay all utility bills in accordance with invoice due date. Any past due and/or delinquent utility bill will result in a fee for each instance. Taking utility billing out of Tenant name prior to final responsible rent date is a breach of lease. Unpaid utilities and fees relating to such may be deducted from Tenant Security Deposit.
J. PET/ANIMAL DAMAGE	<ol style="list-style-type: none"> Any damage occurring from an authorized, unauthorized, or visiting pet/animal of any kind will be charged to the Tenant. Such fees may be deducted from Tenant Security Deposit.

<p>K. PROPERTY DAMAGE LIABILITY WAIVER</p>	<ol style="list-style-type: none"> 1. Tenant is <i>required</i> to purchase and then keep in force, a Property Damage Liability Waiver policy of at least \$100,000 in liability insurance during full tenancy; and 2. to indemnify Landlord up to \$100,000 for damages that result from Resident’s negligence to the extent they arise from fire; sudden and accidental smoke; explosion; or water or other liquid that leaks, flows, or overflows from plumbing, heating, air conditioning, other equipment or fixtures, or personal property. 3. If the Tenant(s) purchase a Property Damage Liability Waiver on their own accord, and at any time during the lease term, the Tenant’s coverage is cancelled or lapses or if the Tenant(s) do not provide required proof, or if the waiver does not contain the required information, Tenant(s) understand and agree that Landlord may enroll the Tenant(s) in the Foxen Property Damage Liability Waiver Program at a Tenant charge per month, per unit, in order to meet the minimum liability insurance requirement of this lease. 4. Such fees may be deducted from Tenant Security Deposit.
<p>L. ORDINANCE VIOLATIONS</p>	<ol style="list-style-type: none"> 1. Any fines or fees incurred from City, County, or any municipality due to Tenant actions, inaction, or negligence, will be charged to Tenant. 2. Such fees may be deducted from Tenant Security Deposit.
<p>M. LAW ENFORCEMENT FINES</p>	<ol style="list-style-type: none"> 1. Tenant(s) understand they are responsible for any and all fees and expenses associated with any fines from Law Enforcement; including but not limited to police calls, nuisance charges, etc. 2. Charges may be deducted from the Tenant Security Deposit
<p>N. GARBAGE REMOVAL/RECYCLING</p>	<ol style="list-style-type: none"> 1. Tenant must recycle and dispose of garbage in an appropriate manner, as required by law or local ordinance. Any fees or fines incurred will be imposed for each instance of Tenant's failure to comply. 2. Such fees may be deducted from Tenant Security Deposit.
<p>O. LAWCARE, SNOW & ICE REMOVAL</p>	<ol style="list-style-type: none"> 1. Please refer to Rules and Regulations and/or Lawn Care/Snow Removal addendum for details. Any fees or fines incurred will be imposed for each instance of Tenant's failure to comply. 2. Such fees may be deducted from Tenant Security Deposit.

<p>P. ALTERATION OF LAWN/YARD</p>	<ol style="list-style-type: none"> 1. Any alteration of the lawn and/or yard is strictly prohibited. This includes, but is not limited to, tilling of lawn/yard for a garden, etc. (raised bed gardens are allowed if area is not commonly shared). 2. Placement of any fixture including but not limited to, a pool, swing set, etc. in common shared areas that cannot be moved or stored at end of day is strictly prohibited. Private yards must obtain prior written consent for consideration. 3. Any violations will be cause for repair and costs may be deducted from Tenant Security Deposit.
<p>Q. AUTHORIZATION TO ENTER</p>	<ol style="list-style-type: none"> 1. If Tenant, for whatever reason, fails to permit Landlord access to the Premises, where Landlord has properly complied with all provisions set forth in Chapter 704 Wis. Stat. and Wis. Admin. Code, Chapter ATCP 134, Tenant shall be assessed a fee for each instance. 2. Tenant is liable for any costs incurred by Landlord as a result of Tenant's failure to allow access. 3. Such fees and costs may be deducted from Tenant Security Deposit.
<p>R. DAMAGES TO PROPERTY</p>	<ol style="list-style-type: none"> 1. Tenant shall immediately notify Landlord of any damage caused to the Premises, common areas of the building of which the Premises is located irrespective of whether Tenant is requesting repairs or maintenance thereon. 2. Tenant(s) agree that service calls by Landlord, or Landlord's maintenance department, and/or Vendors/Contractors, for damages caused by Tenant will be charged to Tenant at an hourly rate plus costs, supplies and repairs and invoicing by third party vendors/contractors, except for certain circumstances when Landlord is responsible for such task. 3. All maintenance and repair requests shall be made through Tenant electronic portal. 4. Any fees and costs may be deducted from Tenant Security Deposit.
<p>S. EXTERMINATION COSTS</p>	<ol style="list-style-type: none"> 1. Please refer to Rules and Regulations and/or Extermination addendum for details. Any fees or fines incurred will be imposed for each instance of Tenant's failure to comply. 2. Such fees may be deducted from Tenant Security Deposit.

<p>T. ABANDONED PERSONAL PROPERTY</p>	<ol style="list-style-type: none"> 1. Tenant(s) agree to remove all personal property and dispose of ALL garbage properly at end of Lease Term. 2. If Tenant vacates the Premises and leaves personal property behind, Landlord may immediately dispose of Tenant abandoned personal property, at Landlord's discretion, per the law. All labor, costs, and fees to dispose of abandoned property shall be charged to the Tenant. Items will NOT be stored. 3. These fees and costs may be deducted from Tenant Security Deposit.
<p>U. REMOVAL OF ABANDONED PROPERTY DUE TO EVICTION</p>	<ol style="list-style-type: none"> 1. If Tenant's personal property is removed by the Sheriff and/or a moving company pursuant to an eviction, Tenant will be responsible for the actual costs incurred by Landlord to remove and/or dispose of Tenant's personal property. 2. If the Landlord performs the work, Tenant will be responsible for the time and costs Landlord incurs to remove and/or dispose of Tenant's personal property at an hourly rate plus the costs of any materials and disposal costs. 3. These amounts may be deducted from Tenant Security Deposit.
<p>V. CHARGES</p>	<ol style="list-style-type: none"> 1. Any damage and/or repairs that incurred an invoice from a third-party vendor due to issue caused by an act of Tenant or Tenant negligence shall be paid within 10 days of invoice date. 2. There is a \$300 fee for any commencement of an eviction filing. 3. These fees and costs may be deducted from Tenant Security Deposit.
<p>W. RETURN OF PREMISES KEYS/MAILBOX KEYS/KEY FOBS/GARAGE DOOR OPENERS</p>	<ol style="list-style-type: none"> 1. Tenant acknowledges that upon commencement of the Lease Term Tenant will be provided with keys to the Premises, and/or mailbox keys and/or garage door openers and/or key FOB. 2. Upon vacating the Premises, Tenant is responsible for leaving or returning the above-mentioned keys, key FOB, mailbox keys and/or garage door openers on the kitchen counter or at Landlord's place of business, otherwise Tenant will be assessed a charge for each unreturned key, garage door opener and/or FOB. 3. If Tenant loses any of the keys or garage door openers or needs replacement due to Tenant negligence during the Lease Term the same charges shall be assessed. 4. These fees and costs may be deducted from Tenant Security Deposit.

<p>X. SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS</p>	<ol style="list-style-type: none"> 1. Please see additional Smoke Detector and/or Carbon Monoxide Detector Addendum(s). 2. Tenant is responsible for checking battery life and replacing batteries in Smoke Detectors and Carbon Monoxide Detectors in unit. 3. Tenant shall notify Landlord of defective equipment. 4. Should equipment be damaged, removed/stolen or unnecessarily discharged, full replacement cost will be charged to Tenant in addition to a service fee. 5. Such costs and fees may be deducted from Tenant's Security Deposit.
<p>Y. DELIVERY OF NOTICES FOR BREACHES</p>	<ol style="list-style-type: none"> 1. If Tenant becomes in default upon and breach of said Lease and it becomes necessary for Landlord to serve a notice, a charge will be issued to Tenant per instance. 2. These fees and costs may be deducted from Tenant's Security Deposit.
<p>Z. VACATE WITHOUT PROPER NOTICE</p>	<ol style="list-style-type: none"> 1. Tenant(s) agree that if Tenant vacates the Premises without proper notice or is removed from the Premises for failure to pay Rent or any other breach of the Lease, Tenant is liable for all rent, utilities and charges permitted under Wis. Stats. § 704.29, including but not limited to all costs incurred to re-rent the vacated Premises and all utilities for which the Tenant is responsible through the end of the Lease Term, or until the unit is re-rented. This is subject to the Landlord's duty to mitigate as required under, Wis. Stat. sec.704.29. (ATCP 134.08(3)). 2. Such charges may be deducted from the Tenant Security Deposit.
<p>AA. RE-RENTAL COSTS (BREAK LEASE)</p>	<ol style="list-style-type: none"> 1. Tenant(s) agree that if Tenant chooses to break their lease, Tenant will remain responsible for all charges including but not limited to rent, utilities and any additional charges permitted under Wis. Stats. § 704.29, through the end of the Lease Term, or until the unit is re-rented. This is subject to the Landlord's duty to mitigate as required under, Wis. Stat. sec.704.29. (ATCP 134.08(3)). 2. Tenant could incur a charge of \$500 to cover additional costs to re-rent unit. 3. Such charges may be deducted from the Tenant's Security Deposit.

<p>BB. CLEANING AND REPAIR COSTS</p>	<ol style="list-style-type: none"> 1. Tenant(s) understand and acknowledge upon vacating the unit, it is expected that Tenant will leave the unit in the same condition it was received upon move-in; normal wear and tear excepted. 2. Charges may be deducted from Tenant security deposit if not completed upon move out.
<p>CC. FAILURE TO VACATE AT END OF LEASE OR AFTER NOTICE</p>	<ol style="list-style-type: none"> 1. If Tenant remains in possession of the rental unit without the consent of Landlord after expiration of the lease or termination of tenancy by notice given by either Landlord or Tenant, or after termination by valid agreement of the parties, Tenant will be responsible for any costs incurred by Landlord as a result of Tenant's failure to vacate within the time required. 2. In absence of proof of greater damages, Landlord shall recover minimum damages of twice the rental value apportioned on a daily basis for the time Tenant remains in possession. Should Tenant's hold over result in the loss of any portion of rent by Landlord, Tenant shall be responsible for any lost rent. 3. Such charges may be deducted from the Tenant's Security Deposit.

SIGNING OF THIS AGREEMENT CREATES LEGALLY ENFORCEABLE RIGHTS WHEN SIGNED BY PARTIES.

Tenant acknowledges that Landlord or Landlord's agent has specifically identified each nonstandard rental provision with Tenant(s) prior to entering into a rental agreement.

TENANT(S)

DATE

Tenant 1 _____

Tenant 2 _____

Tenant 3 _____

Tenant 4 _____

Tenant 5 _____

LANDLORD/AGENT on behalf of Blue Frog Property Management, LLC DATE