

# NON-STANDARD RENTAL PROVISIONS ADDENDUM TO LEASE

**ADDRESS:** \_\_\_\_\_, MADISON, WI

*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 for at the end of your lease term.*

## TENANT'S INITIALS

- 1) \_\_\_\_\_ **Service Charge for opening apartment door when Tenant is locked out.**  
**Sublet fees in event of replacement Tenant for all or part of original Lease Agreement Term. (Please see Subletting procedures in Residential Lease Agreement under SUBLETTING).**
- 2) \_\_\_\_\_ **Changing/Re-keying of locks or replacement of keys that were: 1) Requested by Tenant during term of lease. 2) Performed at Landlord's discretion because of lost keys or other reasons caused by Tenant. 3) Failure of Tenant to return all keys upon surrender of premises.**
- 3) \_\_\_\_\_ **Failure to pay any late rent or NSF fees as outlined in Residential Lease Agreement under LATE RENT AND NSF CHECKS.**
- 4) \_\_\_\_\_ **Unpaid Vehicle Parking Rent and any applicable sales tax. Non-Return of Garage Door Opener(s) (\$100.00) or Parking Tag(s) \$25.00.**
- 5) \_\_\_\_\_ **Failure to pay "1/2 or 1/4 barrel" keg violation fine of \$500.00**
- 6) \_\_\_\_\_ **Failure to pay false fire alarm violation/tampering with fire equipment fine of \$500.00. (Tenants are responsible for the acts of their guests).**  
**Mitigation costs allowable under Chap. 704, Wis. Stats. in event of abandonment of Premises before expiration of lease term. (Such costs may include, but are not limited to advertising, showings and processing of applications and/or lease agreements for replacement Tenant(s)).**
- 7) \_\_\_\_\_
- 8) \_\_\_\_\_

*I have read, received a copy of, and understand the above non-standard rental provisions and acknowledge that Landlord has identified each of the above provisions.*

\_\_\_\_\_  
Landlord/Agent Signature Date

\_\_\_\_\_  
Tenant Signature Date

\_\_\_\_\_  
Tenant Signature Date

\_\_\_\_\_  
Tenant Signature Date

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Tenant Signature

Date

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Tenant Signature

Date