



NONSTANDARD RENTAL PROVISIONS

A. SECURITY DEPOSIT DEDUCTIONS

In addition to the standard security deposit deductions allowable under ATPC 134.06, the landlord may deduct the following items from the security deposit, if not paid by tenant (s) by the end of the tenancy:

- ✓ Mitigation costs allowable under Chapter 704 of the Wisconsin Statutes, including, but not be limited to, advertising costs, rental commissions, sublet fees and/or showing fees.
- ✓ Charges for re-keying, changing locks, or replacing keys if all keys are not returned at the end of the tenancy; charges for replacement keys and/or re-keying during the term of the tenancy, as a result of the loss of keys by tenant (s) or other circumstances caused or created by tenant (s).
- ✓ Cost of replacing any garage opener or other access card issued by landlord and not returned by tenant (s), and/or the cost of recoding any access mechanism.
- ✓ Bank fees for checks returned NSF or Account Closed.
- ✓ Repayment of promotional offers or rental incentives.
- ✓ Late Fees or unearned discounts as provided in the lease agreement.

B. ENTRY INTO LEASED PREMISES

- ✓ A landlord may enter a tenant’s dwelling unit at reasonable times, without advance notice to tenant, to investigate or correct a situation or circumstance that adversely affects the premises or other tenants.

The undersigned have read and understand the Nonstandard Rental Provisions stated above. Tenant(s) acknowledge (s) that the initials next to each paragraph confirm that the Landlord has identified and discussed each of the above provisions with Tenant (s).

Agent For Landlord: Dan Brinkman, DSI Real Estate
Dated: _____

Tenant:
Dated: _____

Tenant:
Dated: _____