

Addendum 2A

NONSTANDARD RENTAL PROVISIONS

Addendum 2A made part of the lease or rental agreement dated _____ for the Tenant(s) _____ with respect to the property at _____

A rental agreement may include one or more nonstandard rental provisions which authorizes a landlord to withhold from tenant's security deposit for reasons not identified under par. This does not authorize a landlord to withhold a security deposit for normal wear and tear, or for other damages or loses for which the tenant cannot reasonably be held under applicable law.

By initializing each provision, Tenant hereby acknowledges and certifies that Landlord/Agent has specifically identified and discussed each nonstandard provision wit the tenant before has initialed each provision.

Tenant Initials

Provision

A violation in the lines of 26-28 of the signed lease agreement results in a penalty against the tenant which is the forfeiture of any amount equal to the security deposit plus all additional costs incurred. The forfeiture of an amount equal to the damage that a pet of any kind can cause is beyond normal calculations and may not become noticeable until a period of time has past after the pet leaves the apartment.

If any one-time only rent bonus or special has been applied to lease term and Tenant does not fulfill the lease term in its entirety, the value of this bonus or special will become immediately due and payable to Landlord may elect to withhold an equal amount to said bonus from Tenant security deposit.

If at any time, your rent check bounces, a \$25.00 NSF fee will be charged to Tenant. In the future, all rent payments will be accepted only in the form of money order or cashier's check. Acceptance of rent replacement or late rent payment does not exclude tenant from the responsibility if a late fee. Landlord may elect to withhold and equal amount for said fees from the Tenant's security deposit.

Possession of Premises shall be delivered in a clean condition upon move-out pursuant to itemized charges estimated in resident handbook. Landlord may elect to withhold an equal amount for said cleaning fees from Tenant's security deposit.

If rent is received or postmarked after the first date of the month, the Tenant shall pay a late fee of \$5.00 per day. Landlord may elect to withhold an equal amount for said late fees from Tenant's security deposit.

Resident is required to give a written notice as to residents to vacate or remain at the apartment complex 60 days prior to the expiration of the lease. If a resident decides to stay after the lease expires, they will be on a month to month lease agreement but the 60 day notice is still in effect. Notice to vacate must be given on or before the first of the month. If the resident decides to sign another 1 year lease, notify the landlord 60 days prior to the expiration of the lease.

_____ Lock Out Charge: There is a \$25.00 unlock charge to any resident who would somehow lock himself/herself out of the apartment payable immediately to our representative who assists you. If not paid, this amount will be deducted from your security deposit.

_____ Re-Key Charge: Resident agrees to return all original keys given to him/her. Landlord does not recommend that duplicate keys be made by residents. Failure to return all keys in a timely manner will result in locks being re-keyed at \$35.00 per lock. The re-keying charge shall be paid by resident. If the resident should lose the mailbox key, there will be a \$15.00 charge to replace the mailbox lock, since the security of the mailbox is jeopardized by a single key replacement. There is a \$5.00 charge for any additional keys supplied to resident (after initial move-in) by management. If not paid, this amount will be deducted from your security deposit.

_____ Repair Charge: Residents are billed a \$20.00/hour plus materials. Failure to pay a repair charge within ten (10) days of billing or to resolve same in a timely manner with managing office will result in a resident Breach of Lease and necessitate accordingly. If not paid, this amount will be deducted from your security deposit.

_____ Condition of Premises: Lease stipulates that he/she has examined the Premises, including the grounds and all buildings and improvements, and that they are, at the time of this lease, in good order, repair and a safe, clean, and tenable condition.

_____ Dangerous Materials: Lessee shall not keep or have on the Premises any article or thing of a dangerous, inflammable, or explosive character that might unreasonable increase the danger of fire on the leased premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

Residents Signature

Date

Residents Signature

Date

Residents Signature

Date

Residents Signature

Date

Landlords Signature

Date