

**NONSTANDARD RENTAL PROVISIONS**

Tenant and Landlord must initial each relevant paragraph, and sign at the bottom of this form.

Initials

I. \_\_\_\_\_ **Mitigation of Rental Agreement:** In the event the Tenant vacates the premises before the end of the tenancy as defined in the rental agreement, or notifies Landlord of Tenants’ intent to vacate before the end of the tenancy, Tenant acknowledges Landlord has a duty to mitigate the damages by attempting to re-rent the premises. Landlord is permitted to deduct its costs of mitigating a rental agreement before applying any proceeds of rent collected to offset Tenants’ liability to Landlord. In the event the Landlord mitigates this rental agreement, Tenant acknowledges the minimum cost of the Landlord in fulfilling its duty to mitigate shall be \$150.00, and may be higher depending on the circumstances. Tenant, agrees to pay, and specifically authorizes Landlord to deduct its costs of mitigating the rental agreement from the Tenant’s security deposit, without further accounting to Tenant of its actual cost, except in the event the cost exceeds \$150.00, in which case Landlord will specifically itemize and account for its costs.

II. \_\_\_\_\_ **Service Charges:** In the event Tenant is responsible for payment of municipal utilities Tenant agrees to pay said utilities in a timely manner, prior to any penalties being assessed, and to present a paid “final” receipt to Landlord upon surrender of the premises. In the event Tenant does not pay said bills in a timely manner, or in the event a final receipt is not presented upon surrender, Landlord may, at its option, contact the utility provider, obtain the balance and pay the amount due. Tenant specifically agrees to reimburse Landlord for the actual amount of the utilities paid plus a service charge of \$35.00 for each instance in which Landlord contacts the utility provider to obtain the balance and pays the amount due. Tenant specifically authorizes landlord to deduct any such unpaid charges from Tenant’s security deposit.

III. \_\_\_\_\_ **Pet Damage:** Tenant acknowledges that carpet cleaning and exterminating upon surrender of the premises are a necessary expense of having a pet on the premises. In the event a pet enters the premises at any time, for any length of time during the tenancy, said expense is considered damage beyond normal wear and tear as defined in Wisconsin Administrative Code, ATCP134.06(3) Tenant agrees to pay costs of said carpet cleaning and exterminating, and specifically authorizes Landlord to deduct charges for same from Tenant’s security deposit if not sooner paid. Nothing herein shall be construed as an authorization for Tenant to keep a pet on the premises without written permission .

IV. \_\_\_\_\_ **Authorization to Enter for Repairs:** In the event Tenant requests maintenance or repair services inside the premises, Tenants’ request for such repairs or maintenance shall automatically be considered authorization for Landlord or its designated contractors to enter the premises without further notice to the Tenant during reasonable business hours, and within a reasonable time from which the repairs or maintenance are requested, unless tenant makes a written request for service specifically indicating that Landlord must contact Tenant before performing such repairs or maintenance.

V. \_\_\_\_\_ **Authorization to Enter in final 30 days of tenancy:** During the final 30 days of tenancy, or upon notice by either party of intent to terminate tenancy, Tenant authorizes Landlord to enter the premises during reasonable times to show the unit to perspective future tenants.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Tenant(s) Landlord:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_