



Mailing Address:
Lexington Management, LLC
1300 N. Kimps Court
Green Bay, WI 54313

NON-STANDARD RENTAL PROVISIONS: CHARGES AGREEMENT

LESSOR and _____ agree to amend the Rental Agreement for _____ as follows:

1. Allowable Charges and Deductions

- In addition to the standard allowable damage charges during a tenancy, LESSOR may charge for the following items:
In addition to the standard allowable deductions from a security deposit, LESSOR may deduct for the following items:

Damages: 1

Appliances

Table listing appliance charges: A/C Filter (\$75.00), Freezer handle (\$50.00), Burner drip pan (\$20.00), A/C Remote (\$60.00), Fridge handle (\$50.00), Dryer lint trap (\$50.00), PTAC Filter (\$75.00), Fridge glass insert (\$100.00), Washer boot (Vendor Invoice), PTAC Remote (\$60.00), Fridge crisper drawer (\$100.00), Furnace Filter (\$75.00), Fridge door rack (\$75.00)

Doors, Hardware & Locks

Table listing door and hardware charges: Unit Interior door (\$500.00), Bifold door (\$150.00), Pocket door (\$350.00), Unit private entry door (\$900.00), Closet mirror sliding door (\$400.00), Pocket door pull/lock (\$125.00), Unit hall entry door (\$2,000.00), Door stopper (\$15.00), Pocket door strike (\$50.00), Interior door handle (\$75.00), Door sweep (\$75.00), Patio door (Vendor Invoice), Entry door handle (\$150.00), Cabinet knob/hinge (\$15.00), Patio door handle/lock (\$100.00), Entry door dual lock (\$200.00), Garage door panel (Vendor Invoice), Patio screen door (\$250.00), Entry door deadbolt (\$225.00), Garage lock (\$125.00), Patio door rescreen (\$100.00), Mailbox lock + keys (\$75.00), Garage remote (\$60.00)

Mirrors, Windows & Blinds

Table listing mirror, window, and blind charges: Mini blinds (\$200.00), Window (Vendor Invoice), Vertical blinds (\$225.00), Half Bath Mirror (\$150.00), Window rescreen (\$75.00), Vertical blind slat (\$10.00), Full Bath Mirror (\$200.00), Window screen (\$150.00), Vertical blind wand (\$10.00)

Faucets, Drains & Fixtures

Table listing faucet, drain, and fixture charges: Kitchen faucet (\$250.00), Bathroom faucet (\$150.00), Tub drain (\$75.00), Garbage disposal (\$250.00), Bathroom fan (\$275.00), Toilet seat (\$50.00), Dining Chandelier (\$250.00), Sink drain stopper (\$50.00), Toilet handle (\$25.00), Bedroom Chandelier (\$150.00), Shower head (\$75.00), Toilet paper holder (\$50.00), Track light head (\$75.00), Shower curtain rod (\$50.00)

Other charges

Table listing other charges: Light bulb (\$15.00), Snake drain (\$75.00/drain), Carpet2 (Vendor invoice), Battery (\$10.00), Intercom panel in unit (\$100.00), Carpet threshold (At actual cost), Key (unit, mail, etc.) (\$50.00), Phone (FR) (\$75.00), Vinyl/Adura (Vendor Invoice), Key fob (\$100.00), Trim (\$15.00/ft.), Paint entire unit (At actual cost), CO2 detector (Plug in) (\$45.00), Personal Item Removal (\$75.00/hr.), Countertops (Vendor Invoice), Smoke detector (\$50.00), Market ready cleaning (\$50.00/hr.), Utilities (As billed), Smoke/CO2 detector (Dual) (\$75.00), Holdover fee (\$200.00/day), Court costs (At actual cost), Thermostat (\$100.00), Extermination (Vendor invoice), Unpaid balance3 (as charged), Outlet/Face Plate (\$10.00), Trash fines (As fined)

Notes:

1Items not listed or that do not cover the actual cost of materials and labor, will be charged at a cost of material plus 25%, plus labor billed at \$75.00 per hour.

2Entire carpet will be replaced if sufficient damage, including pet urine, exists to cause one room to be replaced. The carpet is consistent throughout the apartment and must remain that way. Therefore, often resulting in full replacement, if necessary.

3Including, but not limited to, unpaid rent, late fees, non-sufficient funds fees, fines, resident charges, etc.



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2. Security Deposit Holding and Disposition

- The holding of and return of said security deposit shall be governed in accordance with Wisconsin law. If there are any changes to occupants during the course of the Rental Agreement, disposition of security deposit should be settled among LESSEEs as refund or forfeiture of Security Deposit will be made only when all parties have vacated the unit. Security Deposit refunds will be made jointly to all parties on the lease and will be mailed to the forwarding address of any of the parties.

ELECTRONIC SIGNATURE: LESSEE agrees that LESSEE’S electronic signature is the legal equivalent of LESSEE’S manual/handwritten signature on this document. By electronically signing this document using any device, means, or action, LESSEE consents to the legally binding terms and conditions of the Lease Agreement. LESSEE further agrees that LESSEE’S signature on this document (hereafter referred to as “E-signature”) is as valid as if the LESSEE signed the document in writing. LESSEE also agrees that no certification authority or other third-party verification is necessary to validate LESSEE’S E-signature or any resulting agreement between LESSEE and Lexington Management, LLC.

CONSENT TO ELECTRONIC DELIVERY: By electronically signing this Non-Standard Rental Provisions: Charges Agreement, LESSEE specifically agrees to receive, obtain, and/or submit any and all documents and information electronically. These documents and information will be collectively known as “Electronic Communications,” and will include, but not be limited to, a copy of the Lease Agreement and any document related thereto, a security deposit and any document related to the account and disposition of the security deposit and security deposit refund, a promise made before the initial rental agreement to clean, repair or otherwise improve any portion of the premises, advance notice of entry, any and all current and future required notices and/or disclosures, as well as such documents, statements, date, records, and other communications regarding LESSEE’S relationship with Lexington Management, LLC. LESSEE is acknowledging and saying that LESSEE is able to retain Electronic Communications by printing and/or downloading this Non-Standard Rental Provisions form and any other agreements, Electronic Communications, documents, or records that are signed using LESSEE’S E-signature. LESSEE accepts Electronic Communications provided via email as reasonable and proper notice for the purpose of fulfilling any and all rules and regulations and agrees that such Electronic Communications fully satisfy any requirement that communications be provided to LESSEE in writing or in a form that LESSEE may keep.

Lessee Signature: _____ Date: _____

Lessee Signature: _____ Date: _____

Lessee Signature: _____ Date: _____

Lessee Signature: _____ Date: _____

Agent/Lessor Signature: _____ Date: _____