



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

NON-STANDARD RENTAL PROVISIONS: CHARGES AGREEMENT

LESSOR and [redacted] (LESSEE) agree to amend the Rental Agreement for [redacted] 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), A/C Remote (\$60.00), PTAC Filter (\$75.00), PTAC Remote (\$60.00), Furnace Filter (\$75.00), Fridge handle (\$50.00), Fridge shelf/glass insert (\$100.00), Fridge crisper drawer (\$100.00), Fridge door rack (\$75.00), Fridge dairy door (\$50.00), Freezer handle (\$50.00), Burner drip pan (\$20.00), Dryer lint trap (\$50.00), Washer boot (Vendor Invoice)

Doors, Hardware, Locks & Keys

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

Mirrors, Windows & Blinds

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

Faucets, Drains & Fixtures

Table listing faucet and fixture charges: Kitchen faucet (\$250.00), Garbage disposal (\$250.00), Dining Chandelier (\$250.00), Bedroom Chandelier (\$150.00), Track light head (\$75.00), Bathroom faucet (\$150.00), Bathroom fan (\$275.00), Sink drain stopper (\$50.00), Shower head (\$75.00), Shower curtain rod (\$50.00), Tub drain (\$75.00), Toilet seat (\$50.00), Toilet handle (\$25.00), Toilet paper holder (\$50.00), Towel Bar (\$40.00)

Other charges

Table listing other charges: Light bulb (\$15.00), Battery (\$10.00), CO2 detector (Plug in) (\$45.00), Smoke detector (\$50.00), Smoke/CO2 detector (Dual) (\$75.00), Thermostat (\$100.00), Outlet/Face Plate (\$10.00), Patch & Paint Hole (\$10.00 each), Maintenance Labor (\$75.00/hr), Snake drain (\$75.00/drain), Intercom panel in unit (\$100.00), Phone (FR) (\$75.00), Trim (\$15.00/ft.), Personal Item Removal (\$75.00/hr.), Market ready cleaning (\$50.00/hr.), Holdover fee (\$200.00/day), Extermination (Vendor invoice), Trash fines (As fine), Kilz Primer (\$35.00/gallon), Carpet2 (Vendor invoice), Carpet threshold (At actual cost), Vinyl/Adura (Vendor Invoice), Paint entire unit (At actual cost), Countertops (Vendor Invoice), Utilities (As billed), Court costs (At actual cost), Unpaid balance3 (As charged)

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, data, 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.