

**NONSTANDARD RENTAL PROVISIONS: CHARGES AGREEMENT**

LESSOR and [redacted] (LESSEE) agree to amend the Lease 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**

A/C filter _____	\$75.00	Fridge filter _____	\$50.00	Stove top replacement _____	\$425.00
A/C remote _____	\$60.00	Fridge shelf/glass insert _____	\$100.00	Stove hood light lens _____	\$20.00
PTAC filter _____	\$75.00	Fridge crisper drawer _____	\$120.00	Stove hood vent filter _____	\$40.00
PTAC remote _____	\$60.00	Fridge crisper cover _____	\$100.00	Burner drip pan _____	\$20.00
Furnace filter _____	\$75.00	Fridge meat pan drawer _____	\$175.00	Dryer lint trap _____	\$40.00
Heater knob _____	\$30.00	Fridge drawer bracket/glide _____	\$50.00	Washer boot _____	Vendor Invoice
Fridge handle _____	\$30.00	Fridge/freezer door rack _____	\$70.00	Washer boot treatment _____	\$150.00
Freezer handle _____	\$30.00	Fridge dairy door _____	\$50.00	Fridge flip shelf _____	\$45.00

**Doors, Hardware, Locks & Keys**

Unit interior door _____	\$500.00	Bifold door _____	\$150.00	Pocket door _____	\$350.00
Unit private entry door _____	\$900.00	Closet mirror sliding door _____	\$550.00	Pocket door pull/lock _____	\$125.00
Fire rated entry door _____	\$2,000.00	Door stopper _____	\$15.00	Pocket door strike _____	\$50.00
Interior door jamb _____	\$150.00	Door sweep _____	\$75.00	Patio door _____	Vendor Invoice
Entry door jamb _____	\$250.00	Wood cabinet/closet shelf _____	\$40.00	Patio door handle/lock _____	\$100.00
Interior door handle _____	\$75.00	Shelf holder clip _____	\$8.00	Patio screen door _____	\$250.00
Entry door handle _____	\$150.00	Cabinet knob/hinge _____	\$15.00	Patio door rescreen _____	\$100.00
Entry door dual lock + keys _____	\$200.00	Key (unit, mail, etc.) _____	\$50.00	Garage door panel _____	Vendor Invoice
Entry door deadbolt + keys _____	\$225.00	Key fob _____	\$100.00	Garage lock/release _____	\$125.00
Mailbox lock + keys _____	\$75.00	Garage remote clip _____	\$10.00	Garage remote _____	\$60.00

**Mirrors, Windows & Blinds**

Mini blinds _____	\$200.00	Window _____	Vendor Invoice	Vertical blinds _____	\$225.00
Mini blind aluminum valance _____	\$10.00	Window rescreen _____	\$75.00	Vertical blind slat _____	\$10.00
Mini blind wood valance _____	\$20.00	Window screen _____	\$150.00	Vertical blind wand _____	\$10.00
Half Bath Mirror _____	\$150.00	Full Bath Mirror _____	\$200.00	Vertical blind valance _____	\$15.00

**Faucets, Drains & Fixtures**

Kitchen faucet _____	\$300.00	Pop up drain stop _____	\$50.00	Toilet seat _____	\$50.00	Dining Fixture _____	\$250.00
Garbage disposal _____	\$250.00	Drain plug _____	\$30.00	Toilet handle _____	\$25.00	Bedroom Fixture _____	\$150.00
Disposal wrench _____	\$20.00	Shower head _____	\$75.00	Toilet paper holder _____	\$50.00	Track light head _____	\$75.00
Bathroom faucet _____	\$150.00	Shower curtain rod _____	\$50.00	Toilet bolt cover _____	\$8.00	Puck light _____	\$50.00
Bathroom fan _____	\$275.00	Tub drain _____	\$75.00	Towel Bar _____	\$50.00	Toilet tank cover _____	\$55.00

**Other charges**

Light bulb _____	\$15.00	Clean drain _____	\$75.00/drain	Extermination _____	Vendor invoice
Battery _____	\$10.00	Odor eliminator treatment _____	\$15.00/can	Bug fogger treatment _____	\$15.00/can
CO2 detector (Plug in) _____	\$45.00	Intercom panel in unit _____	\$100.00	Carpet <sup>2</sup> _____	Vendor invoice
Smoke detector _____	\$50.00	Phone (FR) _____	\$75.00	Carpet threshold _____	At actual cost
Smoke/CO2 detector (Dual) _____	\$85.00	Personal Item Removal _____	\$75.00/hr.	Vinyl/Adura _____	Vendor Invoice
Thermostat _____	\$100.00	Market ready cleaning _____	\$50.00/hr.	Paint entire unit _____	At actual cost
Regular outlet _____	\$10.00	Kilz primer supply _____	\$35.00/gallon	Countertops _____	Vendor Invoice
GFI outlet _____	\$20.00	Paint supply per gallon _____	\$35.00	Utilities _____	As billed
Outlet Face Plate _____	\$10.00	Maintenance Labor _____	\$75.00/hr.	Court costs _____	At actual cost
Trim supply _____	\$10.00/ft.			Unpaid balance <sup>3</sup> _____	As charged
Vinyl plank supply _____	\$50.00/plank			Trash remedy _____	As billed



Mailing Address:  
Lexington Management, LLC  
1256 Centennial Centre Blvd.  
Hobart, WI 54155

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### Notes from Damages chart:

- <sup>1</sup> Items 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 at minimum.
- <sup>2</sup> Entire carpet will be replaced if sufficient damage, including animal urine, exists to cause one room to be replaced. The carpet is consistent throughout the Premises and must remain that way. Therefore, often resulting in full replacement, if necessary.
- <sup>3</sup> Including, but not limited to, unpaid rent, late fees, non-sufficient funds fees, fines, resident charges, etc.

### 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 LESSEEs tenancy, 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. The deposit refund, less any amounts legally withheld, will be made jointly to all LESSEEs on the Lease Agreement and will be returned to LESSEEs last-known address, unless a forwarding address is provided in writing, within twenty-one (21) days after any event set forth in Wis. Stat. § 704.28(4). LESSEE may not use the security deposit as payment for last month's rent without the prior written permission of LESSOR.

**ELECTRONIC DELIVERY:** By signing this Nonstandard 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 may 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 accounting and disposition of the security deposit and security deposit refund, a promise made before entering into the Lease 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, dates, records, and other communications regarding LESSEE's relationship with Lexington Management, LLC. LESSEE acknowledges and states that LESSEE is able to retain Electronic Communications by printing and/or downloading these Agreements, Electronic Communications, documents, or records. LESSEE accepts Electronic Communications provided via email as reasonable and proper notice for the purpose of fulfilling all terms and conditions of this agreement 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 agrees to provide and maintain a valid email for LESSOR to use for Electronic Communications. LESSEE agrees to regularly and thoroughly check email junk/spam folders for any communications from LESSOR. LESSEE acknowledges and agrees that Electronic Communications to any named LESSEE constitutes satisfactory delivery to any and all named LESSEES. As long as at least one LESSEE has an email on file, LESSOR will Electronically Communicate with LESSEES. ONLY upon the failure of all named LESSEES to provide an email will LESSOR deliver physical, paper copies of such communications to LESSEE.

**ELECTRONIC SIGNATURE:** LESSEE agrees that LESSEE's electronic signature is the legal equivalent of LESSEE's manual or 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 Nonstandard Rental Provisions: Charges 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.