

NON-STANDARD RENTAL PROVISIONS: CHARGES AGREEMENT

LESSOR and _____ (LESSEE) 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

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 _____	\$50.00
Heater knob _____	\$30.00	Fridge drawer bracket _____	\$50.00	Washer boot _____	Vendor Invoice
Fridge handle _____	\$50.00	Fridge door rack _____	\$75.00	Washer boot treatment _____	\$150.00
Freezer handle _____	\$50.00	Fridge dairy door _____	\$50.00		

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 _____	\$400.00	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 _____	\$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 _____	\$250.00	Sink drain stopper _____	\$50.00	Toilet seat _____	\$50.00	Dining Fixture _____	\$250.00
Garbage disposal _____	\$250.00	Rubber sink stopper _____	\$30.00	Toilet handle _____	\$25.00	Bedroom Fixture _____	\$150.00
Bathroom faucet _____	\$150.00	Shower head _____	\$75.00	Toilet paper holder _____	\$50.00	Track light head _____	\$75.00
Bathroom fan _____	\$275.00	Shower curtain rod _____	\$50.00	Toilet bolt cover _____	\$8.00	Puck light _____	\$50.00
Towel Bar _____	\$40.00	Tub drain _____	\$75.00				

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 ² _____	Vendor invoice
Smoke detector _____	\$50.00	Phone (FR) _____	\$75.00	Carpet threshold _____	At actual cost
Smoke/CO2 detector (Dual) _____	\$75.00	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 _____	\$15.00	Paint supply per pail _____	\$40.00	Utilities _____	As billed
Outlet Face Plate _____	\$10.00	Paint supply per gallon _____	\$25.00	Court costs _____	At actual cost
Trim supply _____	\$10.00/ft.	Holdover fee _____	\$200.00/day	Unpaid balance ³ _____	As charged
Vinyl plank supply _____	\$50.00/plank	Maintenance Labor _____	\$75.00/hr.	Trash remedy _____	As billed



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

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Notes from Damages chart:

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 at minimum.

²Entire carpet will be replaced if sufficient damage, including animal 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.

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.