



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

NON-STANDARD RENTAL PROVISIONS

LESSEE(S): [Redacted]
Address: [Redacted]

INITIAL(S)

- 1. LATE FEE/BANK SERVICE CHARGE: LESSEE understands that if a check or electronic payment is tendered for payment of LESSEE'S current rent or other charges and is returned by the bank unpaid for any reason, there shall be a fifty and 00/100 dollar (\$50.00) fine assessed to the LESSEE.
2. VACATING PRIOR TO THE END OF THE LEASE TERM: It is hereby understood that if LESSEE gives notice to vacate prior to the end of their Lease Term for any reason whatsoever, a \$500.00 relet fee will be charged to LESSEE'S account and is due and payable upon vacating.
3. RENTERS INSURANCE: LESSEE AGREES TO HOLD A RENTERS' INSURANCE POLICY FOR THE PREMISES COVERING THE COST OF REPLACING OR REPAIRING LESSEE'S STOLEN OR DAMAGED PROPERTY AND TEMPORARY EXPENSES FOR LOSS OF USE OF THE PREMISES.
4. NO SMOKING: LESSEE acknowledges that both the Premises to be occupied by LESSEE and the entirety of the rental community have been designated no smoking living environments, including, without limitation, all common areas and outdoor spaces.
5. UTILITIES: Utilities are paid per the Lease. LESSEE must use ordinary care regarding the utility usage and costs paid by LESSOR.



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6. **WATER BILLING:** (“Yes” displayed in all that apply to you)
Yes/No SEPARATELY METERED: The water bill for the Premises is separately metered. LESSEE understands that LESSEE will receive a bill from the municipality each month/quarter mailed to the LESSEE’S last known address (as provided to the municipality by the LESSEE). LESSEE is responsible for paying the bill by the noted due date on the invoice.
Yes/No BILLED FROM LESSOR: LESSEE understands that LESSOR is billed by the municipality for the water bill for the entire complex. Monthly/Quarterly LESSOR shall send an invoice to LESSEE following LESSOR’S receipt of the water bill from the municipality. LESSEE shall be responsible for LESSEE’S share (as defined below) of all charges reflected on the water bill from the municipality. LESSEE agrees to be responsible for all charges reflected on the water bill from the municipality including, without limitation, fire protection charges, storm water collection charges, customer fees, etc. LESSEE’S share of the charges shall be billed by LESSOR in accordance with the following marked “Yes”:
Yes/No – FINISHED CONSTRUCTION: LESSEE understands that the complex at which LESSEE resides has ### units. LESSEE understands that the water bill that the LESSEE receives each monthly/quarterly will be 1/### of the total complex bill.
Yes/No – UNDER CONSTRUCTION: LESSEE understand that when the complex at which they reside is under construction, the water bill that the LESSEE receives is billed back based on the number of occupiable units at the time the water bill is received by LESSOR. LESSEE agrees that when construction on all units in the complex is completed, water/sewer will be billed in accordance with the “Finished Construction” portion above.
LESSEE agrees that the water bill is due no later than the due date noted on the invoice or the 1st day of the next rental period and that any water bill not paid upon vacating is deducted from LESSEE’S deposit. LESSEE understands that when a final water bill is billed at the end of a tenancy, the bill is determined by calculating the per day water usage from the last water bill.
7. **OCCUPANCY:** The Premises is to be occupied only by those persons listed within the Lease. A \$250.00 fine per occurrence will be assessed for each unauthorized person occupying the Premises. This fine in no way grants permission for the unauthorized occupant to remain on the Premises. Guests are permitted to stay in the Premises for up to seven (7) cumulative days and nights per month. Any guest staying longer is considered an occupant and must take proper measures to be added to the Lease as an authorized occupant. Hosting unauthorized occupants will be considered a default under the Lease agreement. LESSEE is not allowed to sublease the Premises for any period of time. Changes to the Lease and removal or addition of Lease parties are subject to a \$100.00 administrative fee that must be paid in advance and be approved by LESSOR at LESSOR’S sole discretion. If changes to occupancy are requested and the applications on file are more than 30 days old, a new application accompanied by applicable application fees will be required to be paid. - Occupants authorized to reside in the unit are: _____
8. **SUBLEASING:** LESSEE shall have no right to sublease any portion of the Premises during the lease term, without LESSOR’S advance written consent. Subleasing shall include any agreement or posting whereby LESSEE charges or intends to charge a third-party for the use of the Premises, including, without limitation, Airbnb, VRBO, Marketplace, etc. Any violation of this provision shall result in a default under the Lease and a fine of \$500.00 per occurrence, per day of breach.
9. **PET POLICY:** No pets of any kind, including, without limitation, caged animals, reptiles, farm animals and cats, are allowed on the Premises at any time. No visiting pets are allowed on the Premises. The following properties allow a maximum of one (1) dog: Urban Edge, Madiera, Aria Place (only in the Cabeletta and Cadenza floor plans) and Bridgewater & Asterion (only in the townhome and lower style units). Pets are only allowed when there is a signed Pet Agreement in place and all required deposits and fees are paid. Breed & weight restrictions apply as set forth in the Pet Agreement. It is the responsibility of LESSEE to notify guests of the pet policy. A \$500.00 fine, per occurrence, per animal, will be assessed to LESSEE if an unauthorized animal is found or seen on the Premises for any amount of time. This fine in no way grants permission to keep a pet on the Premises and will be considered a default under the Lease. LESSEE shall be permitted to maintain one (1) aquarium of up to twelve (12) gallons. Any aquarium found that exceeds the 12-gallon limit will be considered unauthorized and a \$500.00 fine, per occurrence, per aquarium will be assessed. Any size aquarium found to be housing any species other than fish, will be considered unauthorized and a \$500.00 fine, per occurrence, per animal will be assessed.
10. **ANIMALS/ANIMAL DAMAGE:** LESSEE acknowledges that costs of carpet cleaning, exterminating, lawn repair, waste removal and any other work associated with animal damage during LESSEE’S residency or upon surrender of the Premises are a necessary expense of having an animal on the Premises. LESSEE is responsible for costs associated with the repair of any damage to the Premises caused by the negligence or improper use of the Premises related to LESSEE’S animal. LESSOR shall be permitted to withhold from LESSEE’S security deposit (if not sooner paid) the actual costs and expenses related to or arising out of any and all damage, waste, or neglect of the Premises caused by LESSEE’S animal, if such damage, waste, or neglect is beyond normal wear and tear, as defined in the Wis. Admin Code, ATCP 134.06(3). Nothing herein shall be construed as an authorization for LESSEE to keep an animal on the Premises without written permission from LESSOR. LESSEE agrees that blacklight and PH level testing may be done to the unit and/or lawn to determine damage caused by the animal and shall be definitive evidence of animal damage. LESSEE is responsible for animal waste removal of their animal. LESSEE understands that should LESSOR find themselves handling any waste removal the hourly rate will be billed at \$150.00 per hour minimum. LESSEE understands that should any lawn repair need to occur as a result of Animal damage, LESSEE is responsible for any actual costs and/or invoices associated with such repair. Lawn repairs must be immediate and only completed by LESSOR and/or LESSOR’S hired vendor to return lawn back to good condition, as determined by LESSOR in its sole discretion.



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11. **PARKING / VEHICLES:** LESSEE acknowledges that the Premises is equipped with specific areas for parking. Parking in areas not specifically designated for parking is prohibited, this is including but is not limited to the lawn, fire lane or emergency vehicle turn around areas, etc. No more than two (2) vehicles per apartment are permitted on the Premises, unless otherwise authorized by LESSOR in writing. If LESSEE is assigned garage space/s, LESSEE shall not park vehicles elsewhere on the Premises, unless the assigned garage spaces are full. Any vehicles not parked in the garage must be parked in assigned spots/parking areas. Visitors may not park vehicles for more than 24 hours in a 72-hour period on the Premises and must park in the designated guest parking area for the subject property. Any vehicles found to be parked in unauthorized parking areas will be ticketed and towed at the owner's expense. LESSEE agrees to remove any vehicle from the Premises that leaks oil or any other fluids within 24 hours of notice given to them. Vehicle is not allowed back on Premises until leaking has been repaired with proof given to LESSOR. LESSEE will be charged by the LESSOR a \$150.00 fee or actual costs (whichever is greater) for clean-up of leakage. All vehicles must be moved for snow removal purposes by 9:00 a.m. after a snow fall, including any visitor's cars. Failure to remove vehicles may result in the vehicle being ticketed and towed at the owner's expense and/or a fine of \$150.00 charged to the LESSEE by LESSOR. All vehicles on the property must be licensed, registered, properly maintained and in working order. It is the responsibility of the LESSEE to notify the LESSOR of any changes made to vehicles registered to the unit. Any vehicle not registered to a unit at the property will be considered a guest's vehicle and will be ticketed and towed at the owner's expense in accordance with the parking policy. - Vehicle information for those listed as occupants are recorded as follows: [REDACTED]
12. **GARAGE/GARAGE DOOR:** If LESSEE occupies a garage (attached or detached), the garage door must remain shut when not in use. LESSEE will be responsible for all damages to the Premises, other residential units, and common areas as a result of failure to keep the garage door closed when not in use. LESSEE will be responsible for any damages to LESSEE'S garage door from improper use, including but not limited to, misusing manual keyed entry system. LESSEE agrees that the garage provided, if applicable, is not to be used entirely for storage and that a space for a vehicle must be maintained in the garage stalls provided. LESSEE agrees not to regularly conduct hobby crafting or use power tools in an excessive manner that could be objectionable to other tenants or LESSOR, to be determined in the sole discretion of LESSOR.
13. **LOCKOUT:** Should LESSEE become locked out of the Premises, LESSEE shall be required to secure a private locksmith to regain entry at LESSEE'S sole expense. If LESSEE resides at a property with keyless entry, it is the manager's discretion to allow entry into the unit outside of normal business hours. If the key fob is lost, new fobs will be issued only during normal business hours. Lockouts that result from failure to change the batteries will be the responsibility of the LESSEE to regain access to the unit.
14. **KEYS/KEY FOBS/GARAGE REMOTES:** In the event LESSEE fails to return any of the keys given to LESSEE, including all copies made, a \$50.00 charge per key for replacement will be deducted from LESSEE'S security deposit. Key fob replacements are \$100.00 each. LESSEE understands that it is at the LESSOR's discretion to rekey the unit at the LESSEE's cost if LESSEE fails to return all keys to LESSOR. LESSEE also understands that if LESSEE damages or fails to return any or all garage door openers, LESSEE will be charged \$60.00 each for replacement of these openers. Fire and safety regulations specify that the LESSEE may not change or re-key door locks or install additional locks on any exterior or interior doors. LESSOR may, without notice or liability, remove any unauthorized locks and make necessary repairs at LESSEE'S expense. Unauthorized copying of keys is prohibited. LESSEEs who reside at a property that is keyless, are required to replace the batteries inside the keyless lock as needed. Upon vacating the Premises, LESSEE is responsible for returning all keys or garage door remote(s) to LESSOR. If no keys are returned, LESSEE will be assessed the full costs to rekey the unit, mailbox and/or garage. Such charges associated with non-return of keys/remotes and/or re-keying the unit may be deducted from the LESSEE'S security deposit.
15. **HEATING/COOLING:** LESSEE agrees to report any problems with the heating or cooling system to LESSOR immediately. When LESSEE controls the thermostat on the Premises, LESSEE agrees to maintain a temperature of at least 62 degrees Fahrenheit. If the thermostat is found to be turned off or set at a temperature below 62 degrees during the heating season, LESSEE will be assessed a \$50.00 fine for each instance. All windows, patio doors, and garage doors must be properly closed and secured during the heating season. When LESSEE controls the thermostat on the Premises, LESSEE also agrees to maintain the unit at a temperature of 85 degrees Fahrenheit, maximum. If the unit is found to be set at a temperature above 85 degrees, LESSEE will be assessed a \$50.00 fine for each instance. In addition to the \$50.00 fine, LESSEE is responsible for damage to the Premises including, without limitation, damage to other residential units and common areas which may have sustained damages caused by the insufficient heating or cooling.
16. **SURVEILLANCE/VIDEO:** LESSEE hereby agrees that it is prohibited from installing or maintaining any surveillance/video cameras of any kind whatsoever in the common areas or exterior of the Premises. Any cameras installed or maintained in common areas, or on the exterior of the Premises will be removed by LESSOR, at the sole cost and expense of LESSEE. Nothing contained herein, shall restrict LESSEE from installing cameras on the interior of the LESSEE's unit, provided said camera is positioned for the sole purpose of capturing activity strictly within the LESSEE's unit, subject to applicable governmental laws and other covenants and restrictions contained in this Lease ("LESSEE Surveillance System"). LESSEE's installation and maintenance of LESSEE Surveillance System in LESSEE's Unit shall not unreasonably interfere with the use of the Premises by LESSOR or other tenants of the property. LESSOR shall have no obligation to repair LESSEE's Surveillance System and shall have no liability whatsoever with respect to a failure or the misuse of LESSEE's Surveillance System. LESSEE shall remove LESSEE's Surveillance System, at LESSEE's sole cost and expense, upon the termination of this Lease. LESSEE shall be responsible for any damage to any portion of



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the Premises caused by LESSEE's installation, use, or removal of LESSEE's Surveillance System. LESSOR reserves the right to further prohibit the use of cameras by LESSEE on the LESSOR's property, in LESSOR's sole and absolute discretion.

17. **FIRE SAFETY:** LESSEE will locate smoke detectors, carbon monoxide detectors (where provided), fire alarms and exits. LESSEE will NOT block exits or tamper with fire detection or fire safety equipment. LESSOR, upon notification in writing from LESSEE, will replace defective equipment. LESSEE is required to maintain all smoke detectors and carbon monoxide detectors where provided, including but not limited to replacing batteries once per year or when needed. LESSEE shall notify the LESSOR immediately if a smoke detector or carbon monoxide detector is not working properly. Should equipment be damaged, removed or unnecessarily discharged, full replacement cost will be charged to the LESSEE in addition to a \$25.00 service fee. Such costs and fees may be deducted from LESSEE'S security deposit.
18. **OPEN FLAME:** LESSEE shall not burn candles, incense, oil lamps, or anything else that emits a flame, oil or smoke on the Premises. In the event that LESSEE does burn any of the above stated items and soot deposit or staining occurs anywhere in the Premises, including but not limited to walls and appliances, LESSEE will be charged the greater of \$75.00 per hour or subcontractor's actual invoice cost for cleaning and/or repainting of the Premises.
19. **GARBAGE/RECYCLING:** All garbage/recycling is to be placed inside the designated containers provided by the LESSOR. If LESSEE leaves garbage/recycling (including litter) in the hallways, common areas, balcony/porch/patio or yard, LESSEE will be subject to a \$50.00 fine payable to LESSOR plus LESSOR'S hourly maintenance rate for any removal of said items. LESSEE shall use the provided dumpsters only for disposal of common household waste and shall not use the provided dumpsters for the disposal of large items, including but not limited to beds, couches, tables, TVs, etc. LESSEE is responsible for separating all recyclable materials and properly depositing all items into appropriate containers provided in accordance with the local ordinance laws. LESSEE will be fined \$100.00 and the actual cost of a contractor's invoice to correct instances of improper disposal or LESSOR'S hourly maintenance rate for every instance of improper disposal of garbage or recycling.
20. **FAILURE TO CLEAN PREMISES:** LESSEE is responsible for cleaning the Premises prior to vacating. The Premises should be move-in ready upon move out. Determination of whether the Premises is properly cleaned shall be at the sole discretion of LESSOR. If LESSEE fails to clean the Premises prior to vacating, costs of up to \$50.00 per hour or third-party contractor's invoice (whichever is greater) may be charged for cleaning with a one (1) hour minimum. Such costs and fees may be deducted from LESSEE'S security deposit.
21. **PERSONAL PROPERTY:** Any personal property remaining on the Premises at the termination of LESSEE'S tenancy will be considered abandoned and disposed of immediately (except medical equipment and prescription medicine) in accordance with Wisconsin statutes. Costs associated with the removal of these items will be billed to LESSEE in the amount of third-party contractor's invoice or by LESSOR's disposal rate of \$75.00 per hour including travel time (whichever is greater). Such costs and fees may be deducted from LESSEE'S security deposit.
22. **CARPET CLEANING:** Upon vacating, LESSEE is to have the carpets professionally cleaned. LESSEE must provide a copy of the paid receipt to the LESSOR at the time of move out. Only professional extraction carpet cleaning is allowed, no steaming company, Rug Doctors or other non-approved methods of cleaning are to be used at any time. If LESSEE fails to provide the receipt for carpet cleaning and the LESSOR must arrange for the carpets to be cleaned, LESSEE will be responsible for the cost of the carpet cleaning plus a \$50.00 service fee.
23. **HALLWAY CARPET/FLOORING:** LESSEE shall be responsible for the costs associated with the repair, replacement, or cleaning of any damage to the common hallway carpet/flooring caused by LESSEE's misuse or negligence.
24. **PEST CONTROL/EXTERMINATION COSTS:** LESSEE understands that the control of common/ordinary, everyday and/or seasonal insects, pests, or rodents is the LESSEE's responsibility. LESSEE will be responsible for the cost of extermination or removal of any insects, pests, or rodents that are found on the Premises which are the result of the LESSEE's or LESSEE's invitees' acts of negligence, failure to keep the Premises clean, failure to remove garbage and waste and/or improper use of the Premises. LESSEE understands that LESSEE is responsible for the removal/extermination costs associated with insects, pests, or rodents brought into the Premises by any mail/packages, furniture or other items delivered or brought in the unit by or on behalf of LESSEE.
25. **ODORS:** Offensive and/or excessive odors are not permitted, including but not limited to odors such as, cooking/spices, smoking, animal(s), candle/incense, etc. If at the time of move out any such odors are present in the unit, costs associated with removing the odor will be billed to LESSEE's account and/or deducted to LESSEE's security deposit, including but not limited to costs such as, painting, cleaning, on site ozonator running (billed at \$150.00 per use (12 hour per use)), etc.
26. **LAWN CARE/SNOW REMOVAL: LESSEE responsible for: SNOW: Yes/No LAWN: Yes/No** If LESSEE is responsible for lawn care and/or snow removal maintenance and LESSEE fails to mow the lawn and/or remove snow from sidewalks or other designated areas within a reasonable time period, as determined in the sole discretion of the LESSOR, LESSEE will be assessed a fine of \$100.00 plus the actual costs incurred by LESSOR to complete the above tasks. LESSEE will also be responsible for payment of any municipal fines or other costs imposed on LESSOR due to LESSEE'S failure to comply with law or local ordinances regarding lawn care and/or snow removal. These fines, fees and costs may be deducted from LESSEE'S security deposit.
27. **SATELLITE DISH:** No satellite dishes are allowed on the Premises unless authorized in writing by LESSOR through a signed Satellite Dish Agreement prior to the installation. A \$350.00 fine will be assessed if there is found to be a satellite dish installed without prior written consent and LESSEE will be responsible for LESSOR's costs in removing the Satellite Dish and repairing and



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damage caused thereby. This fine in no way grants permission to install or keep a satellite dish on the Premises. These fines, fees and costs may be deducted from LESSEE'S security deposit.

28. **APPLIANCE REPAIR/MISUSE:** LESSEE shall not leave the unit with appliances in use. LESSEE agrees to conduct an internet search of the make and model of each appliance to locate and reference the proper use instructions for each appliance. LESSEE agrees to comply with the manufacturer's instructions for use and maintenance of each appliance. Any service calls regarding appliances will be at LESSEE'S expense unless it is deemed to be an issue with the appliance itself and not from LESSEE neglect, misuse, or damage. Any costs associated with repairs or replacements due to neglect, misuse or damage of the appliance is the LESSEE'S responsibility. Neglect, misuse, or damage may include but is not limited to scratches, cracks, chips, clogged plumbing or filters, broken hinges, etc. Such costs may be deducted from LESSEE'S security deposit.
28. A. **STOVE/OVEN/RANGE:** LESSEE agrees to use stove hood/microwave fan when stove top is in use, where applicable. In addition to all manufacturer instructions for use, LESSEE is reminded by way of example and not limitation to use the proper cookware on the cooktop and proper cleaning products on/in the stove/oven.
28. B. **REFRIGERATOR/FREEZER:** LESSEE agrees to not use or install or attach items on or in refrigerator/freezer. In addition to all manufacturer instructions for use, LESSEE is reminded by way of example and not limitation to not pack the refrigerator/freezer above the recommended capacity.
28. C. **DISHWASHER:** LESSEE agrees to only use liquid dishwasher detergent or dishwasher pods in the dishwasher. In addition to all manufacturer instructions for use, LESSEE is reminded by way of example and not limitation to not use dish soap in the dishwasher, to rinse all dishes prior to placing them in the dishwasher for cleaning; not to stand, sit or place any weight other than the bottom rack of the dishwasher on the dishwasher door at any time
28. D. **MICROWAVE:** LESSEE agrees to clean or replace the filter no less frequently than on a quarterly basis. In addition to all manufacturer instructions for use, LESSEE is reminded by way of example and not limitation to not use any abrasive cleaners or sponges on the microwave.
28. E. **GARBAGE DISPOSAL:** LESSEE understands that the garbage disposal is meant to be used only for small food items. Items that are not meant to be put down the garbage disposal include but are not limited to eggshells, bones, vegetable peels, celery, grease and oil, food pits, food peelings, pasta, fish, milk or cheese-based foods/dips, nonfood items, etc.
28. F. **WASHER:** LESSEE agrees to use high-efficiency laundry detergent when machine requires such. LESSEE understands that using fabric softener is not recommended and can cause damage to the washing machine, any cost or damage caused by fabric softeners is LESSEE's responsibility. If LESSEE's unit contains a front load washer, it is their responsibility to ensure proper maintenance of the washer boot, which includes, leaving the door open until the interior of the washer is dry to prevent mildew, unpleasant odors, and discoloration. Timely removal of wet washed clothes from the machine and routine deep cleaning of the washer boot is required. If LESSOR has to replace the washer boot due to misuse, LESSEE will be responsible for the cost to replace.
28. G. **DRYER:** LESSEE agrees not to use dryer sheets. LESSEE must check and clear the lint trap of the dryer before and after each use.
28. H. **FIREPLACE:** Fireplaces are located in some units at Noblemen, Portside, Terrace Lake, Waterford, Urban Edge, Winding Ridge and some duplexes. LESSEE understands that fireplace gas lines are turned on by the end of October and turned back off by the end of April by LESSOR. LESSEE understands that the instructions for how to light the pilot light are located on the fireplace. Should LESSEE like to use the fireplace, the pilot light will need to be lit. LESSEE shall attempt to light the pilot light themselves before submitting a service request for the LESSOR's assistance.
28. I. **COIN-OP/COMMON HALL LAUNDRY:** LESSEE agrees to use the common hallway laundry at their own risk and in accordance with the Laundry Room Etiquette instructions posted in each common hall laundry room. LESSEE agrees that if a machine is not working properly, they will notify LESSOR via the submission of a service ticket. LESSEE agrees that LESSOR is not responsible for money lost in machines nor items damaged by machine. Under no circumstances will refunds be issued by LESSOR.
29. **MISCELLANEOUS CHARGES:** LESSEE acknowledges and agrees if the following rules are not followed, the below listed charges may be charged to LESSEE and/or deducted from LESSEE's security deposit:
29. A. **REPAIR OF DRAINS/TOILETS:** If this Lease is not a renewal, LESSEE shall notify LESSOR of any problems with drains or plumbing within Premises within thirty (30) days of the Original Lease Commencement Date at which point LESSOR will repair such drains or plumbing at no charge to the LESSEE, unless such problem is caused by an act of LESSEE. Any repairs required thereafter to said plumbing or drains shall be billed to LESSEE at actual cost. This includes but is not limited to, hair clogging drains, improper use of garbage disposal, foreign objects in drains, improper disposal of feminine products, excessive toilet paper disposal, etc. If it becomes necessary for LESSOR to unplug LESSEE'S toilet or unclog drains, LESSEE will be charged \$75.00 per toilet or drain. If it becomes necessary for LESSOR to engage a plumber, LESSEE shall be responsible for the actual invoice from the plumber plus a \$100.00 fee. LESSEE understands that the use of toilet tabs, including but not limited to bleach, blue, etc. is prohibited. LESSEE understands that the installation of any additional or replacement plumbing fixtures is prohibited.



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29. B. FURNACE, AC, PTAC UNIT & REFRIGERATOR FILTERS: LESSEE is responsible for replacing all filters on their gas forced air furnace, if applicable, on at least a quarterly basis. LESSEE is responsible for installing a new furnace filter upon vacating regardless of the age of the furnace filter or the costs associated with replacement will be charged to the LESSEE and/or deducted from the security deposit accordingly. LESSEE is responsible for cleaning the filters on their AC or PTAC heating/cooling units, if applicable, on at least a monthly basis. LESSEE is responsible for replacing refrigerator filters per the appliance user manual, if applicable. If the filters are not cleaned or replaced as indicated, resulting in a service call to a third-party to address any issue caused by the failure to do so, LESSEE will be responsible for the actual cost of the third-party's invoice along with a \$100.00 administrative service fee payable to LESSOR, which may be deducted from LESSEE's security deposit.
29. C. LIGHT BULBS: LESSEE acknowledges upon the Original Lease Commencement Date of the Lease Term that all light fixtures within the Premises contained operating light bulbs that were fully functional. If this Lease is not a renewal, LESSEE agrees that should the LESSEE report that any bulbs have burnt out within the 30 calendar days following Original Lease Commencement Date, LESSOR will provide a properly functioning bulb at no charge to the LESSEE. LESSEE understands that after said 30-day time period and during their tenancy LESSEE is responsible to replace all burned out light bulbs on their own and at their own expense. Upon LESSEE vacating the Premises, LESSEE agrees that all light fixtures within the Premises shall be furnished with fully functional light bulbs of same wattage and style as were in place on the Original Lease Commencement Date or LESSEE will be assessed a \$15.00 charge per light bulb that is missing, not functioning, or of dissimilar wattage or style.
29. D. PAINTING: LESSEE agrees that painting shall be done only when necessary and only by LESSOR, unless written permission is granted by LESSOR. If it shall become necessary to paint the Premises, or any part thereof, sooner than five (5) years from the date of the previous painting, because of misuse by the LESSEE or LESSEE's occupant's guests or invitees, the cost of such painting shall be charged to the LESSEE, and such cost shall be prorated on a five (5) year basis in relation to the Original Lease Commencement Date. LESSEE agrees that the paint must remain consistent throughout the unit and charges associated with repainting as a result of misuse will include charges to match other rooms/areas, if deemed necessary by LESSOR.
29. E. CARPET/VINYL FLOORING: If it shall become necessary to repair/replace carpet or vinyl flooring in the Premises, or any part thereof, sooner than seven (7) years from the date of the previous flooring install, because of misuse by the LESSEE or LESSEE'S guests or invitees, the cost of such carpet or vinyl flooring repair or replacement shall be charged to the LESSEE, and such cost shall be prorated on a seven (7) year basis in relation to LESSEE's Original Lease Commencement Date. LESSEE agrees that the flooring must remain consistent throughout the unit and charges associated with repairing/replacing flooring as a result of misuse will include charges to match flooring in other rooms/areas, if deemed necessary by LESSOR.
29. F. VINYL PLANK FLOORING: If it shall become necessary to replace vinyl plank flooring in the Premises, or any part thereof, sooner than ten (10) years from the date of the previous flooring install, because of misuse by the LESSEE or LESSEE'S guests or invitees, the cost of such vinyl plank flooring shall be charged to the LESSEE, and such cost shall be prorated on a ten (10) year basis in relation to LESSEE'S Original Lease Commencement Date. LESSEE agrees that the flooring must remain consistent throughout the unit and charges associated with repairing/replacing flooring as a result of misuse will include charges to match flooring in other rooms/areas, if deemed necessary by LESSOR.
29. G. RE-RENTAL COSTS: LESSEE agrees that if LESSEE vacates the Premises without proper notice or is removed from the Premises for failure to pay rent or any other breach of lease, LESSEE is liable for all charges permitted under Wis. Stats. § 704.29, including but not limited to, all costs incurred to re-rent the vacated Premises and all utilities for which the LESSEE is responsible through the end of the Lease Term, subject to the LESSOR'S duty to mitigate. Such charges may be deducted from the LESSEE'S security deposit
30. MAINTENANCE REPAIRS: LESSEE agrees that service calls and/or requests to LESSOR'S maintenance department, will be charged to LESSEE at \$75.00 per hour except for certain circumstances when LESSOR is responsible for such task. LESSEE agrees to pay for any supplies needed for repairs and agrees that \$75.00 per hour is a reasonable hourly rate for any maintenance department's time to repair. All maintenance and repair requests must be made in writing or via the resident portal. Such charges may be deducted from the LESSEE'S security deposit.
31. ADMINISTRATIVE FEE: If LESSEE requests any information update/change to be made to the account that results in a new lease, during their current lease term for any reason including, but not limited to, name change, vehicle information change, etc. A \$100.00 administrative fee plus any other required fees will be charged to LESSEE'S account and must be paid in order for the update/change to be made.
32. LEASE HOLDER CHANGE FEE: If anytime during LESSEE's residency, LESSEE requests that a change be made to the accounts lease holders, a Lease Holder Change fee of \$250.00 plus any other required fees (Ex: Application fees) will be charged to LESSEE's account and must be paid in order for the Lease Holder Change process to initiate. This includes but is not limited to the removal, addition or change of responsible parties on the account.
33. FAILURE TO ALLOW ACCESS: If LESSEE fails to allow LESSOR, vendor hired by LESSOR, or representative of LESSOR access to the unit after LESSOR has properly complied with all notice provisions authorized by law. LESSEE will be assessed a fine



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

of \$100.00 for each instance that this occurs. LESSEE will be liable for any damages or costs incurred by LESSOR as a result of LESSEE'S failure to allow access to the unit.

34. **RESIDENT CHARGES/PAYMENTS:** LESSEE shall pay, within fifteen days (15) days, after being billed for any reasonable costs associated with required or requested maintenance resulting from neglect, misuse, or damage caused by LESSEE or LESSEE'S guests, occupants, and/or invitees. Costs may include but are not limited to, vendors invoice, supplies, LESSOR labor, loss, or damage. If any amount is not paid within the fifteen (15) days allowed, such costs may be filed with collections. Such costs may be deducted from LESSEE'S security deposit when necessary.
35. **CITY ORDINANCE VIOLATIONS:** LESSEE is required, per the Lease Agreement, to abide by all municipal ordinances with regard to the municipality in which the Premises are located. If LESSEE fails to do so, LESSEE shall be assessed a charge of \$25.00 and any actual costs sustained by LESSOR.
36. **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.
37. **CONSENT TO ELECTRONIC DELIVERY:** By electronically signing this Non-Standard Rental Provisions 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.
38. IT IS UNDERSTOOD AND AGREED THAT LESSOR SHALL BE ALLOWED TO DEDUCT ANY OF THE ABOVE CHARGES WHICH REMAIN UNPAID AFTER THE LESSEE(S) SURRENDER(S) THE LEASED PREMISES FROM THE LESSEE'S SECURITY DEPOSIT IN ADDITION TO OTHER UNPAID CHARGES OR OTHER OBLIGATIONS PROVIDED FOR IN THE LEASE.
39. Any term not otherwise defined herein shall have the meaning prescribed in the Lease Agreement.