

Non-standard Rental Provisions

These Non-standard Rental Provisions are a part of your rental agreement and list different charges and costs that your landlord may assess and might withhold from your security deposit

Name of Tenant(s): _____

Rental Address: _____

Possible Security Deposit Deductions *(Tenant to initial all relevant provisions)*

1. _____ **Late Fees:** Per the terms of your rental agreement, a late fee of \$_____, plus one dollar per day, may be charged and deducted from tenant's security deposit, when the rent is paid after the payment due date. If you mail the rent, the cancellation date on the stamp is the day the tenant paid the rent. In the event the tenant's rent check is returned by the bank for any reason, the rent is considered late.
2. _____ **Returned Check:** Per the terms of the rental agreement, if the tenant's rent check is returned NSF, Account Closed, Stop Payment, or for any other reason, the tenant will be assessed a fee of \$_____.
3. _____ **Lock Change:** Per the terms of the rental agreement, if any locks are changed without the written consent of the landlord, the tenant agrees that the landlord may deduct from the tenant's security deposit \$_____ for each lock changed.
4. _____ **Return of Keys:** The tenant agrees that if he/she fails to return the original keys, in the same condition and the same quantity as were originally provided, the landlord may deduct \$_____ from the tenant's security deposit.
5. _____ **Snow Removal:** Per the terms of this rental agreement, the tenant agrees to remove snow within 24 hours of its fall, and to keep the sidewalks free of ice with salt. If it becomes necessary for the landlord to remove the snow/ice, because the tenant failed in his/her obligation, \$_____ may be deducted from the security deposit for each said incident.
6. _____ **Burned-out Light Bulbs:** Per the terms of the Rental Agreement, the tenant agrees that all light bulbs in permanent electrical fixtures work, and that any burned-out bulb will be replaced with a working bulb. The tenant agrees that any electrical fixtures that have non-working bulbs will be assessed a \$_____ fee, and that fee may be deducted from the tenant's security deposit.
7. _____ **Change in Terms, Language, or Persons on Rental Agreement:** The tenant agrees that if he/she requests that after signing an initial rental agreement, any of the language, terms or conditions, or any other items are requested deleted, or added to a rental agreement, the tenant will be charged \$_____ for this service.
8. _____ **Pet Cleaning Fee:** Per the terms of the rental agreement, the tenant agrees that if any unregistered pets are brought into the residence, for any reason whatsoever, this includes visiting pets of other people other than the tenant, the landlord can deduct up to \$_____ for cleaning, and repairs caused by the pet.