

NONSTANDARD RENTAL PROVISIONS

DATE _____

APT# _____

Charges that may be withheld from your security deposit include:

1. 1/2 of your security deposit will be deducted in the event you break your lease, regardless of whether it has been re-rented or not. _____
2. There is a **\$50.00** late fee if rent is paid after the 3rd of the month (by 5:00PM). _____
3. Having a pet is considered extra wear and tear and will result in a professional carpet shampooing as well as any damage to or neglect to the carpet. _____
4. If all keys are not returned on the day the tenant vacates, tenant agrees that owner can deduct a minimum of **\$50.00** or the locksmith's invoice from the security deposit. _____
5. Cost of repainting, which is above normal wear and tear, due to **CANDLE SOOT**, **MOLD**, and damages and/or neglect, will be deducted from your security deposit. _____
6. Any unpaid rent, late fees, bank charges or unpaid utility bills will be deducted from your Security Deposit. _____
7. If and when lease is broken, you the tenant are responsible for rent until the apartment has been re-rented or until you lease has expired... whichever comes first. _____
8. Once a lease has been broken, a mandatory 3 days is added to your move out date for cleaning, carpet shampooing and any necessary fix ups needed. _____
9. Each and every tenant is given two (2) warnings for disturbances or rule violations with the third(3rd) being asked to leave or an eviction process can begin. _____

Tenant's Signature

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