ADDENDUM A - NONSTANDARD RENTAL PROVISIONS

Property Address_____ **Lease Start Date**_____

All items must be initialed by each tenant

1. RENT/LATE FEE _____ _____ _____ Rent is due in full on the 1st day of the month and late if not posted on Apartments.com by the 1st day of the month. No exception is made for weekends or legal holidays. There is no state or local law that provides a 5-day grace period. The late fee is $50. If a payment is reversed for any reason an additional $50 will be charged per incident. All late or returned payment fees and fines will be considered rent. Your security deposit cannot be used as last month's rent. Accrued, unpaid late fees will be deducted from Tenant's security deposit. Tenants are jointly and severally responsible for rent and security deposit. The move in time is 12pm (noon) on the 1st day of the lease and move out time is 12pm (noon) on the last day of the lease. The last day of your lease is the last day of the month, either the 30th or 31st of the month NOT the 1st day of the next month or any other day thereafter. This applies to both a defined lease term and month-to-month tenancy. Tenants are required to register and use Apartments.com for monthly rent payments. Checks or cash is not accepted for rent. These fees and costs may be deducted from Tenant's security deposit.

2. PAINTING _____ _____ _____ There is absolutely no painting without prior written permission. If permission is given, the only approved color/paint is Behr Antique White #23 interior satin enamel (Paint & Primer in One). Unauthorized painting is considered property damage. Fines for painting range from $200/bedroom to $300 for larger rooms. Tenants do not have the right to repaint if they breach this item. These fees and costs may be deducted from Tenant's security deposit.

3. PETS _____ _____ _____ No pets (unless indicated in lease) - this includes visits and short term stays. If a pet is seen, heard or smelled a $200 fine per incident will be assessed and a 5-day notice of breach of lease will be served. All pets require a written pet agreement. These fees and costs may be deducted from Tenant's security deposit.

4. SMOKING & FIRE SAFETY _____ _____ _____ No smoking of any kind (including but not limited to cigarettes, cigars, pipes, marijuana & hookah) anywhere in your unit or building. This includes porches, front yard, parking area, or common spaces (hallways, basement, and attic). This applies to guests. No tiki style torches (lit or unlit), candles or incense anywhere on property. City ordinances prohibit grilling/barbecuing or any open flames on wooden or asphalt porches. If there are signs of smoking in the building (i.e. smoke, or cigarette butts, paraphernalia) or cigarette butts on the lawn/sidewalks, a fine of $250 per incident will be assessed and a 5-day notice of breach of lease will be served. These fees and costs may be deducted from Tenant's security deposit.

5. PARTIES/GUESTS/NOISE/POLICE _____ _____ _____ ABSOLUTELY NO PARTIES ANYWHERE IN THE BUILDING. No half/quarter barrels, kegerators, illegal drugs, permanent guests, underage drinking, fighting, yelling or recreational/social use of the basement or attic. A $200 fine will be assessed and a 5-day eviction notice will be served for any party, loud music, yelling, doors slamming or noise, fighting or police complaint. The attic, basement and common areas cannot be used for habitation, recreation, games, band or musical practice or repair shop. A permanent guest is defined by city code as someone who doesn't have another address and/or receives mail and/or stays for more than two weeks. Tenants will be held accountable for the conduct of their guests inside and outside of the building. Any fine levied against the landlord by the Milwaukee Police or City of Milwaukee related to tenants' conduct (noise/music/parties/disruptive behavior) will be billed to tenant and considered rent. These fees and costs may be deducted from Tenant's security deposit.

6. GARBAGE AND RECYCLING DUMPSTERS _____ _____ _____ Tenants are required to place their garbage and recycling carts at the collection point by 7:00 am the day of collection and return it to the storage area by 10:00 pm the same day. Call (414) 286-2489 or go online for pickup schedule. If tenants cannot remember to move dumpsters to and from the storage area as required by the City of Milwaukee Dept of Sanitation, a $25 per incident plus additional charges/fines for cleaning garbage overflow will be charged. DO NOT dump your garbage or recyclables on top of a dumpster even if it is full. This will lead to raccoons, rodents and an unsanitary situation. If your garbage does not fit in your dumpsters, ask a neighbor if you can use theirs. Basic garbage pickup is included in rent but items such as carpet, mattresses, couches, tires, and other furniture are considered special pickup and are fee based. If you are disposing of a large item that does not fit in a dumpster, put it next to the dumpster (if alley) or curb (if no alley) and call the City for a special pickup. A private hauling service may remove bulky items without notice. Any special pickup or hauling charges or fines are considered rent. These fees and costs may be deducted from Tenant's security deposit.

7. SMOKE DETECTORS/FIRE EXTINGUISHERS _____ _____ _____ State and local law requires landlord to provide working smoke and carbon monoxide detectors. Tenants are required to test and inspect all smoke/CO detectors in unit and common spaces upon move-in and on a monthly basis. Unless landlord receives written notice that smoke/CO detectors are missing or non operational it is assumed that smoke/CO detectors are installed and working. State law requires tenants to maintain smoke detectors in unit. Tenants agree to immediately provide landlord written notification of defective detector. If smoke/CO detectors have been tampered or disabled tenants OR if a fire extinguisher is missing or discharged, tenants will be charged for replacement or refill at a cost of $100 per item plus cleaning charges. If your unit has a fireplace it has been closed off and may NOT be used due to fire and safety concerns. These fees and costs may be deducted from Tenant's security deposit.

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8. RETURN OF KEYS AND GARAGE REMOTE _____ _____ _____ Tenants are required to return all (working) keys including mailbox and working & non damaged garage remote control (if applicable). Broken or missing plastic cover or parts is considered damaged. The replacement garage remote is $75 and keys are $5/each. These fees and costs may be deducted from Tenant's security deposit.

9 . SHOWINGS / NOTICE to ENTRY _____ _____ _____ Landlord will give Tenant 12 hour (not 24) by verbal or written (including text or email) notice to enter to inspect, repair and show your unit unless it is an emergency such as gas leak, electrical hazard, broken water pipe OR other major issues affecting the health and safety of other tenants in building. This may include emergency cold weather inspections when tenants are away on winter break. Requests for maintenance/repairs by tenant constitute permission for landlord/agent to enter unit without 12 hour notice with tenant consent. Tenants agree to cooperate with landlord and present their unit as "tidy" for showings: No garbage, dirty dishes, dirty laundry, beds made and no excessive clutter – the better it shows the fewer showings. Tenants are required to notify landlord in writing of changes to email and phone number.

10 . Renters Insurance (Required) _____ _____ _____ (Required) – All tenants are required to purchase and maintain their own renter's insurance policy with a minimum of $100,000 in liability coverage. Proof of coverage must be uploaded to Apartments.com before move-in and upon renewal or changes to the insurance policy. Failure to provide and maintain active coverage will result in a $50 monthly fee until proof is submitted. Such fee may be deducted from tenant's security deposit. Renters insurance can be purchased on Apartments.com, lemonade.com/renters or by searching Google for "renters insurance" See Renters Insurance FAQ on www.uwmrentals.com for more information.

I have read and agree to the above 10 items:

1. TENANT(print)_____

Signature _____ Date _____

2. TENANT(print)_____

Signature _____ Date _____

3. TENANT(print)_____

Signature _____ Date _____

4. TENANT(print)_____

Signature _____ Date _____

LANDLORD_____

Signature _____ Date _____