



S.C. SWIDERSKI LLC

Expertise | Experience | Integrity

NONSTANDARD RENTAL PROVISION

- 1. _____
Initials Carpets must be professionally cleaned at time of move-out at the expense of the tenant.
- 2. _____
Initials In the event Lessee violates any of the terms of this lease, Lessor may serve the statutory five or 14 day notices as though Lessee’s tenancy was tenancy for one year or less. In the event Lessee is evicted for failure to abide by the terms of this lease, or otherwise leaves the premises prior to the expiration of this lease, he/she shall remain liable for all rental loss through the end of this lease or, if a new tenant is found; a \$400.00 administrative fee may occur.
- 3. _____
Initials If Tenant abandons the Premises before expiration or termination of his/her Lease, its extension, or renewal, or if the tenancy is terminated for Tenant’s breach of this Lease, Landlord shall make reasonable efforts to re-rent the Premises and apply any rent received, less costs of re-renting, to Tenant’s obligations under this Lease. Tenant shall remain liable for any deficiency.
- 4. _____
Initials A late fee of \$50.00 will be assessed as set forth in the rental agreement upon all late rental payments. These fees may be deducted from tenant’s security deposit.
- 5. _____
Initials If any payment by tenant is returned unpaid due to insufficient funds or for any other reason, tenant will be charged a fee of \$25.00 per occurrence. If landlord incurs any other costs or fees as a result of tenant’s payment being returned due to insufficient funds or for any other reason tenant will also be responsible for the actual costs incurred by landlord as a result. These fees and costs may be deducted from tenant’s security deposit.
- 6. _____
Initials If tenant fails to return any keys and garage door openers provided by landlord when vacating, tenant will be assessed a fee of \$10.00/key and \$25.00/garage remote. These fees may be deducted from the tenant’s security deposit.
- 7. _____
Initials Tenant is responsible for any damage to the unit. The unit should be left in the same condition as it was when tenant moved into the unit. If there is damage, tenant will be assessed the actual costs incurred by landlord at \$35.00/hour plus the costs of any materials. Such fees and costs may be deducted from the security deposit.
- 8. _____
Initials Tenant agrees to place the residence in an overall clean condition at move-out. If the residence is not clean when Tenant vacates, management’s employees or an independent cleaning company will undertake the work, and the wage rate assessed to Tenant shall be at a minimum rate of \$22.00 per hour.

Lessee Date Lessee Date