

1 **NONSTANDARD RENTAL PROVISIONS "B"**

2 (City of Madison)



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4 **1) Security Deposit Deductions:**

5 In addition to the standard security deposit deductions allowable under ATCP 134.06, the  
6 landlord may deduct the following items from the security deposit, if not paid by the tenant(s)  
7 at the end of tenancy (vacation of said premises):

8  
9 Tenant Initials

10 \_\_\_\_\_ A) Mitigation costs allowable under Chapter 704 of the Wisconsin Statutes,  
11 including, but not limited to, advertising costs, rental commissions, sublet fees,  
12 and/or showing fees.

13  
14 \_\_\_\_\_ B) Charges for re-keying, changing locks, and/or replacing keys if all keys  
15 are not returned at the end of the tenancy; charges for the replacement of  
16 key(s) and/or re-keying during the term of tenancy, as a result of the loss of  
17 keys by tenant(s); charges for re-keying, changing locks, and/or replacing keys  
18 in the event of an eviction or other circumstances caused or created by  
19 tenant(s).

20  
21 \_\_\_\_\_ C) Cost of replacing any access card, garage door opener, and/or any  
22 specialty device used for gaining access to the premises and not returned by  
23 the tenant(s), and/or the fees associated with reprogramming any such type of  
24 mechanism.

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26 \_\_\_\_\_ D) Bank fees for checks returned NSF or Account Closed.

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28 \_\_\_\_\_ E) Repayment of promotional offers or rental incentives.

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30  
31 **2) Entry Into Leased Premises**

32  
33 Tenant Initials

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35 \_\_\_\_\_ A landlord may enter a tenant's dwelling unit at reasonable times, without  
36 advance notice to tenant, to investigate or correct a situation or circumstance(s)  
37 that adversely affects the premises or other tenant(s).

38  
39 *The undersigned have read and understand the Nonstandard Rental Provisions "B" stated above.*  
40 *Tenant(s) acknowledge(s) that the initials next to each paragraph confirm that the Landlord has*  
41 *identified and discussed each of the above provisions with Tenant(s).*

42  
43 SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
44 *Tenant*

45 SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
46 *Tenant*

47 SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
48 *Tenant*

49 SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
50 *United Property Management*