

RESIDENTIAL RENTAL AGREEMENT

1 This Agreement for the premises identified below is entered into by and between the Landlord and Tenant (referred to in the singular whether one
2 or more) on the following terms and conditions:

3 **TENANT:** (_____ adults and _____ children)

4 _____
5 _____
6 _____
7 _____

8 **PREMISES:** Building Address

9 _____
10 _____
11 _____ (street)

12 _____ (state) (zip)
13 Apartment/room/unit: _____
14 _____

15 _____
16 Other: _____
17 Included furnishings/appliances: refrigerator, range, oven
18 other (list or attach addendum): _____
19 _____

20 _____
21 _____

22 **RENT:** Rent of \$ _____ for Premises and
23 \$ _____ for other (specify _____)
24 is due on the _____ day of each month and is payable at
25 _____

26 If rent is received after _____
27 the Tenant shall pay a late fee of \$ _____

28 Charges incurred by Landlord for Tenant's returned checks are
29 payable by Tenant. Landlord shall provide a receipt for cash
30 payments of rent. **All tenants, if more than one, are jointly and**
31 **severally liable for the full amount of any payments due**
32 **under this Agreement.** Acceptance of a delinquent payment
33 does not constitute a waiver of that default or any other default
34 under this Agreement. Other Landlord or Tenant obligations:
35 _____
36 _____
37 _____
38 _____

39 **SECURITY DEPOSIT:** Upon execution of this Agreement, Tenant shall pay a security deposit in the amount of \$ _____ to be held by
40 Landlord or Landlord's agent. The deposit, less any amounts legally withheld, will be returned to Tenant's last known address within twenty-one
41 (21) days after any event set forth in sec. 704.28(4), Wis. Stats. If any portion of the deposit is withheld, Landlord must provide Tenant with a
42 written statement accounting for amounts withheld. The statement shall describe each item of physical damage or other claim made against the
43 security deposit, and the amount withheld as reasonable compensation for each item or claim. The reasonable cost of repair for waste, neglect,
44 or damages for which Tenant is responsible, normal wear and tear excepted, may be deducted from the security deposit. Tenant has seven (7)
45 days from the beginning of the term of the Agreement to notify Landlord of any additional damage or defects existing prior to the Tenant's
46 occupancy and/or request in writing a list of physical damages or defects, if any, charged against the previous tenant's security deposit. No
47 deduction from Tenant's security deposit shall be made for any such damage or defect for which written notification was given within the time
48 stated. Tenant may not use the security deposit as payment for the last month's rent without the written permission of Landlord.

49 **DEDUCTIONS FROM PRIOR TENANT'S SECURITY DEPOSIT:** Tenant is hereby notified that Tenant may do any of the following
50 within seven (7) days after the start of their tenancy: (a) inspect the unit and notify Landlord of any pre-existing damages or defects; and (b)
51 request a list of physical damages or defects charged against the previous Tenant's security deposit. If such a request is made by Tenant,
52 Landlord will supply Tenant with a list of all physical damages or defects charged against the previous tenant's security deposit regardless
53 of whether or not those damages or defects have been repaired. Said list will be provided to Tenant within thirty (30) days from when the
54 request was received or, within seven (7) days after Landlord notifies the previous tenant of the security deposit deductions, whichever
55 occurs later. Landlord need not disclose previous tenant's identity nor the amount deducted from the previous tenant's security deposit.
56 If Landlord provides Tenant with an Inspection Checklist and Tenant fails to return it to Landlord within seven (7) days after the start of the
57 tenancy, Tenant will be considered to have accepted the Premises without any exceptions.

58 **TIME IS OF THE ESSENCE** as to delivery of possession of Premises to Tenant, completion of repairs promised in writing in the Agreement
59 or before; vacating of the Premises, return of Landlord's property, payment of rent, performance of any act for which a date is set in this
60 Agreement or by law, and _____ (strike any parts not applicable).

61 *Time is of the essence* means that a deadline must be strictly followed.

62 Special Provisions: _____

63 _____

64 **Pets and water beds are not permitted unless indicated otherwise in writing.**

65 **RENTAL DOCUMENTS:** Landlord has provided Tenant a copy of this Agreement and any rules relating to the Premises as well as any nonstandard
66 rental provisions prior to the signing of this Agreement, and before any earnest money or security deposit was accepted. Landlord shall give
67 Tenant a copy of this Agreement, any rules relating to the Premises, and nonstandard rental provisions when this Agreement is signed by
68 Tenant. Landlord shall give Tenant Inspection Checklist, keys, and _____ on or before commencement of this Agreement.

NOTE: SIGNING OF THIS AGREEMENT CREATES LEGALLY ENFORCEABLE RIGHTS.

CO-SIGNER / GUARANTOR

70 In consideration of Landlord renting the Premises, to Tenant, the
71 undersigned guarantees payment of all amounts due under this
72 Agreement and performance of all covenants. This Guarantee is
73 irrevocable and is not affected by modification or extension of this
74 Agreement.

75 Signature: _____ (date)
76 (print name)

77 _____ (address)

78 Signature: _____ (date)
79 (print name)

80 Signature: _____ (date)
81 (print name)

82 Signature: _____ (date)
83 (print name)

LANDLORD/AGENT

Signature: _____ (date)
(print name)

TENANT

Signature: _____ (date)
(print name)

Signature: _____ (date)
(print name)

Signature: _____ (date)
(print name)

Signature: _____ (date)
(print name)