

ADDENDUM R TO THE OFFER TO PURCHASE - RENTAL PROPERTIES

1 Addendum made part of the Offer to Purchase dated _____ made by the
 2 Buyer _____ with respect to the Property at _____
 3 _____.

4 ■ **PERSONAL PROPERTY:** The following appliances and equipment included in the sale are now, and will be at closing, in good working order
 5 (state the number of each category of item included in sale and attach detailed schedule, if necessary):

6	REFRIGERATORS	UNIT WINDOW COVERINGS	SNOW BLOWERS	INCINERATORS
7	STOVES	WATER SOFTENERS	WASHING MACHINES	OTHER:
8	GARBAGE DISPOSALS	AIR CONDITIONERS	DRYERS	OTHER:
9	LAWN MOWERS	WATER HEATERS	FURNACES	OTHER:

10 The total value of these items is \$ _____; this amount shall be excluded from the real estate purchase price on the Wisconsin
 11 Real Estate Transfer Return. Title to these items shall be transferred at closing by Bill of Sale.

12 ■ **RENT SCHEDULE:** The parties agree that the following Property rental information is current and correct:

UNIT NUMBER	LEASE EXPIRATION DATE/TENANCY TYPE	RENT AMOUNT	SECURITY DEPOSIT	DELINQUENT RENTS	PENALTIES LEVIED
13					
14					
15					
16					
17					
18					

19 [Attach additional schedules if needed]

20 ■ **LEASES:** Complete copies of all current leases, and rental applications for all tenants, (are attached to this Offer)(shall be furnished
 21 to Buyer within _____ days of acceptance) [STRIKE ONE]. If Buyer does not receive these documents by the applicable deadline or
 22 disapproves of the same, Buyer may deliver written notice of no receipt or disapproval to Seller within _____ days of acceptance and this
 23 Offer shall be null and void.

24 ■ **INDEMNIFICATION:** At closing Seller shall assign all right, title and interest in the Leases to Buyer and Buyer shall assume all duties,
 25 liabilities and obligations thereunder as landlord. Buyer shall indemnify and hold Seller harmless from any claim or loss first arising from
 26 events occurring after closing.

27 ■ **RENT:** All rent for the month of closing shall be prorated through the day prior to closing. Seller may collect any delinquent rent which
 28 was due before closing for Seller's account.

29 ■ **SECURITY DEPOSITS:** Seller shall transfer the full amount of all security deposits to Buyer at closing without offset, unless the parties
 30 otherwise agree in writing. Seller may pursue any claims that Seller may have against tenants directly against the tenants. Any interest on
 31 security deposits required by local ordinance shall be prorated and credited to Buyer at closing.

32 ■ **TENANT RECORDS:** Seller shall give Buyer a copy of all tenant records at closing including any check-in reports, payments records,
 33 correspondence, notices, etc. (Buyer)(Seller) [STRIKE ONE] shall give all tenants written notice within 10 days of closing advising them
 34 of the sale and all new contact information for rent payment, maintenance, legal process and correspondence per Wis. Admin. Code §
 35 ATCP 134.04(1)(b).

36 ■ **CHANGE IN STATUS:** Seller shall give Buyer prompt written notice of any tenancy termination, unit abandonment, material breach of
 37 lease terms or rent delinquency continuing for more than _____ days, occurring after the date of this Offer. Unless otherwise agreed by the
 38 parties in writing, Seller shall give delinquent tenants appropriate notices of default, evict tenants who fail to timely cure their defaults, sue
 39 evicted tenants for delinquent rents and damages in excess of security deposits, repair damaged units, and rerent vacant units.

40 ■ **EVICITION:** After closing, (Seller)(Buyer) [STRIKE ONE] shall complete any eviction action begun before closing at that party's cost.
 41 Seller shall have Buyer substituted as plaintiff in any pending eviction action, at Seller's cost, if Buyer must complete the action. If Seller
 42 gave tenants notice prior to closing to vacate the premises and the tenants have failed to timely comply with the notice, (Seller)
 43 (Buyer) [STRIKE ONE] shall take all steps necessary to remove the tenants, including the filing of an eviction action, at that party's cost.

44 THE FOLLOWING PROVISIONS ARE A PART OF THIS ADDENDUM ONLY IF MARKED, SUCH AS WITH "X":

45 **REQUESTED VACANCIES:** Seller shall give all notices necessary to terminate the tenancy of the tenants in unit(s) _____
 46 so that these units will be vacant (at closing)(on _____) [STRIKE ONE]. If these tenants do not timely vacate the premises,
 47 (Seller)(Buyer) [STRIKE ONE] shall be responsible to take all steps necessary to remove the tenants, including the filing of an eviction
 48 action, at that party's cost.

49 **NEW VACANCIES:** If _____ or more units which were occupied on the date of this Offer are vacant on the day before
 50 closing, Buyer shall have the option to give Seller written notice and this Offer shall become null and void.

51 ■ **ADDITIONAL PROVISIONS:** _____
 52 _____

53 The parties have read and understand this Addendum R and acknowledge receipt of Addendum R by initialing and dating below:

54 (X) _____
 55 (Buyer's Initials) ▲ (Date) ▲ (Seller's Initials) ▲ (Date) ▲