

ADDENDUM TO LEASE - ADDITIONAL RENTAL PROVISIONS

1. **NOTICE TO TERMINATE TENANCY:** The tenant and landlord agree that more than 28 days notice is required to terminate tenancy. A 28-day notice may create a hardship for the tenant in locating suitable alternate living arrangements. Similarly, a 28-day notice does not provide the landlord with sufficient time in which to secure a successor tenant. The tenant and landlord have expressly agreed for their mutual benefit to increase the 28-day minimum notice requirement of WI Stat 704.19.

A. If this is a month-to-month tenancy, the tenancy cannot be terminated by either the landlord or the tenant without providing at least 60 days' notice of the termination of the tenancy.

B. If the original rental period is for a time in excess of a month-to-month tenancy, the tenant shall provide at least 60 days' notice that the tenancy will be terminated at the conclusion of the original rental period. If (a) the parties do not execute a new lease or (b) the tenant does not provide notice that the tenancy will be terminated at the conclusion of the original rental period, then the tenant shall become a month-to-month tenant with both parties required to provide the other with at least 60 days' notice of the termination, from the first of the month.

2. **LATE RENT AND RETURNED CHECK FEES:** Rent must be received or postmarked on or before the first of each month. If the rent payment is not received or postmarked on or before the 5th of each month, lessee shall be assessed a late payment fee of \$15.00. If the rent is not received or postmarked on or before the end of each month, an additional late fee of \$25.00 is required. Lessee shall be charged a fee of \$50.00 for any check, which is returned to Landlord non-paid by the lessee's financial institution.

3. **INSPECTION/CONDITION OF PREMISES:** Lessee acknowledges receipt of a form entitled "Tenant Inspection/Acceptance." Tenant will complete the form and return it to landlord within seven (7) days of tenancy. If the tenant fails to return the inspection form with seven (7) days, the tenant is acknowledging that the premises were clean and without damage or defect at the time of tenancy. Tenant further acknowledges that the appliances and any furnishings were clean and in proper working order.

Tenant

Date

Tenant

Date

Landlord:

Date