

RESIDENTIAL RENTAL AGREEMENT

Ver. 3.5 12/16

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

TENANT: (___ Adults and ___ Children)

LANDLORD: P2 Property Management LLC

Agent for service of process

Agent for maintenance, management

Agent for collection of rents

Address: 524 TECHNOLOGY WAY

SAUKVILLE, WI 53080

TERM: For a term of ___ Months / beginning on ___, and continuing to ___.

PREMISES: Building Address:

Apartment- Included furnishings/appliances:

Refrigerator, range, oven, other: _____

Garage #: _____ Storage Locker #: _____ Mail Box #: _____

RENT: Rent of \$ _____ for Premises and \$ _____ for other (Specify _____)

is due on the 1st day of each month and payable at 524 Technology Way., Saukville, WI 53080. If payment is received after the 5th day of the month a late fee of \$50.00 will be applied, and an additional late charge of \$5.00 per day after the 5th of each month will be assessed on all late rent payments until rent payment is made in full.

Charges incurred by Landlord for Tenant's returned checks are payable by Tenant. Landlord shall provide a receipt for cash payments of rent.

All Tenants, if more than one, are jointly and severally liable for the full amount of any payments due under this Agreement.

Acceptance of a delinquent payment does not constitute a waiver of that default or any other default under this Agreement.

Other Tenant Obligations: _____

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

DEDUCTIONS FROM PRIOR TENANT'S SECURITY DEPOSIT: Tenant is hereby notified that Tenant may do any of the following 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) request a list of physical damages or defects charged against the previous Tenant's security deposit. If such a request is made by Tenant, Landlord will supply Tenant with a list of all physical damages or defects charged against the previous Tenant's security deposit regardless 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 request was received or, within seven (7) days after Landlord notifies the previous Tenant of the security deposit deductions, whichever occurs later, Landlord need not disclose previous Tenant's identity nor the amount deducted from the previous Tenant's security deposit. If Landlord provides Tenant with an Inspection Checklist and Tenant falls to return it to Landlord within seven days after the start of the tenancy, Tenant will be considered to have accepted the Premises without any exceptions.

TIME IS OF THE ESSENCE as to delivery of possession of Premises to Tenant, completion of repairs promised in writing in the Agreement 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 Agreement or by law, and (strike any parts not applicable). Time is of the essence means that a deadline must be strictly followed.

Special Provisions / Rent Specials Given: _____

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

RENTAL DOCUMENTS: Landlord has provided Tenant a copy of this Agreement and any rules relating to the Premises as well as any Non-Standard Rental Provisions prior to the signing of this Agreement, and before any earnest money or security deposit was accepted. Landlord shall give Tenant a copy of this Agreement, any rules relating to the Premises, and Non-Standard Rental Provisions when this Agreement is signed by Tenant. Landlord shall give Tenant Inspection Checklist, and keys on or before commencement of this Agreement.

NOTE: SIGNING OF THIS AGREEMENT CREATES LEGALLY ENFORCEABLE RIGHTS.

CO-SIGNER / GUARANTOR: In consideration of Landlord renting the Premises to Tenant, the undersigned guarantees payment of all amounts due and performance of all covenants under this Agreement. This Guarantee is irrevocable and is not affected by modification or extension of this agreement.

Signature: _____ (Date)

(Address)

Signature: _____ (Date)

Landlord / Agent

Signature: _____ (Date)

Tenants

Signature: _____ (Date)

Signature: _____ (Date)

Signature: _____ (Date)

Signature: _____ (Date)

80 **TENANT'S NOTICE TO VACATE:** Rental Agreement for Term: Tenant must provide Landlord with written notice at least two (2) full calendar months
81 or sixty (60) days, whichever is greater, prior to the ending of the rental term. The notice shall inform Landlord whether Tenant intends to vacate the
82 Premises at the end of the term or enter into a new Agreement. Landlord generally provides Tenant a Notice of Renewal more than 60 days prior to the
83 expiration of the lease term. Tenant is also required to return the Notice of Renewal to Landlord by the date indicated on the Notice of Renewal. If
84 Tenant fails to return the Notice of Renewal by the date indicated thereon, Landlord may, at its discretion, assume Tenant intends to vacate at the end
85 of the term and contract to re-rent the Premises, but TENANT'S FAILURE TO RETURN THE NOTICE OF RENEWAL DOES NOT CONSTITUTE
86 NOTICE TO VACATE AS REQUIRED BY THIS SUBSECTION regardless of whether Landlord exercises its option to re-rent the Premises.

87 **CONTROLLING LAW:** Landlord and Tenant understand their rights and obligations under this Agreement and that they are subject to the laws of
88 Wisconsin, including Chapter 704 and Chapter 799 of the Wisconsin Statutes, Wisconsin Administrative Code Chapter ATCP 134, and applicable legal
89 ordinances. Both parties shall obey all governmental orders, rules and regulations related to the Premises, including local housing codes.

90 **POSSESSION AND ABANDONMENT:** Landlord shall give Tenant possession of the Premises as provided. Tenant shall vacate the Premises and
91 return all of Landlord's property promptly upon the expiration of this Agreement, including any extension or renewal, or its termination in accordance
92 with its terms and the law. A Tenant will be considered to have surrendered the Premises on the last day of the tenancy provided under this
93 Agreement, except that, if the Tenant vacates before the last day of the tenancy, and gives Landlord written notice that Tenant has vacated, surrender
94 occurs when Landlord receives the written notice that Tenant has vacated. If the Tenant mails notice to Landlord, Landlord is deemed to have received
95 the notice on the second day after mailing. If Tenant vacates the Premises after the last day of the tenancy, surrender occurs when Landlord learns that
96 Tenant has vacated. If Tenant abandons the Premises before expiration or termination of this Agreement or its extension or renewal, or the tenancy is
97 terminated for Tenant's breach of this Agreement, Landlord shall make reasonable efforts to re-rent the Premises and apply any rent received, less
98 costs of re-renting, toward Tenant's obligations under this Agreement. Tenant shall remain liable for any deficiency. If Tenant is absent from the
99 Premises for two (2) successive weeks without notifying Landlord in writing of this absence, Landlord may deem the Premises abandoned unless rent
100 has been paid for the full period of the absence.

101 **ABANDONED PROPERTY:** Landlord will not store any items of personal property that Tenant leaves behind when Tenant vacates except for
102 prescription medication or prescription medical equipment, which will be held for seven (7) days from the date of discovery. If Tenant abandons a
103 manufactured or mobile home or a titled vehicle, Landlord will give Tenant and any other secured party that Landlord is aware of written notice of intent
104 to dispose of the property by personal service, regular mail, or certified mail to Tenant's last known address, prior to disposal.

105 **USE OF PREMISES AND GUESTS:** Tenant shall use the Premises for residential purposes only. Neither party may: (1) make or knowingly permit use
106 of the Premises for any unlawful purpose; (2) engage in activities which unduly disturb neighbors or tenants; (3) do, use, or keep in or about the
107 Premises anything which would adversely affect coverage under a standard fire and extended insurance policy. Tenant may have guests residing
108 temporarily in Premises if their presence does not interfere with the quiet use and enjoyment of other Tenants and if the number of guests is not
109 excessive for the size and facilities of the Premises. No guest may remain for more than two (2) weeks without written consent of Landlord which will
110 not be unreasonably withheld. Tenant shall be liable for any property damage, waste, or neglect of the Premises, building, or development in which it is
111 located, that is caused by the negligence or improper use by Tenant or Tenant's guests and invitees.

112 **MAINTENANCE:** Pursuant to Wis. Stat. § 704.07, Landlord shall keep the structure of the building in which the Premises are located and those
113 portions of the building and equipment under Landlord's control in a reasonable state of repair. Tenant shall maintain the Premises under Tenant's
114 control in a clean manner and in as good of a general condition as it was at the beginning of the term or as subsequently improved by Landlord, normal
115 wear and tear excluded. Tenant shall not physically alter or redecorate the Premises cause a contractor's lien to attach to the Premises, commit
116 waste to the Premises or the property of which it is a part, or attach or display anything which substantially affects the exterior appearance of the
117 Premises or the property in which it is located, unless otherwise allowed under the rules or unless Landlord has granted specific written approval.
118 Landlord shall keep heating equipment in a safe and operable condition. Which ever party is obligated to provide heat for the Premises shall maintain a
119 reasonable level of heat to prevent damage to the Premises and the building in which it is located.

120 **RULES:** Landlord may make reasonable rules governing the use and occupancy of the Premises and the building in which it is located. Any failure by
121 the Tenant to substantially comply with those rules will be a breach of this Agreement and may result in the eviction of the Tenant. Landlord may amend
122 the rules to provide for newly added amenities or to meet changed circumstances or conditions adversely affecting the property. No such amendments
123 may unreasonably interfere with Tenant's use and enjoyment of the Premises or the property of which it is part. A copy of the rules has been given to
124 Tenant at the time of application and at the time of signing this Agreement.

125 **BREACH AND TERMINATION:** Failure of either party to comply substantially with any material provision is a breach of this Agreement. Should Tenant
126 neglect or fail to perform and observe any of the terms of this Agreement, Landlord shall give Tenant written notice of the breach requiring Tenant to
127 remedy the breach or vacate the Premises on or before a date at least five (5) days after giving of such notice, and if Tenant fails to comply with such
128 notice, Landlord may declare the tenancy terminated and proceed to evict Tenant from the Premises, without limiting the liability of Tenant for the rent
129 due or to become due under this Agreement. If Tenant has been given such notice and remedied the breach or been permitted to remain in the Premises,
130 and within one (1) year of such previous breach, Tenant commits a similar breach, the lease may be terminated by Landlord providing notice to Tenant
131 to vacate on or before a date at least fourteen (14) days after the giving of the notice as provided in Wis. Stat. § 704.17. This provision shall apply to any
132 term. If Landlord commits a breach, Tenant has all rights, and remedies as set forth under the law, including Wis. Stats. §§ 704.07(4) and 704.45, and
133 Wisconsin Administrative Code Chapter ATCP 134.

134 **RESPONSIBILITY FOR UTILITIES:** Tenant must maintain utilities for the Premises until the end of the lease term or until the last day that Tenant is
135 responsible for rent. Tenant will be responsible for the cost of all utilities through the end of the lease term or until the last day that Tenant is responsible
136 for rent.

137 **RENT:** All late fees, security deposits, utility charges, or any other monetary amount set forth under this Agreement are to be considered and defined as
138 "rent".

139 **CODE VIOLATIONS AND ADVERSE CONDITIONS:** There are no code violations or other conditions affecting habitability of the Premises unless
140 indicated otherwise in writing.

141 **DAMAGE BY CASUALTY:** If the Premises are damaged by fire or other casualty to a degree which renders them untenantable, Tenant may terminate
142 the agreement or vacate the Premises and rent shall abate until the Premises are restored to a condition comparable to its condition prior to the casualty.
143 Landlord shall have the option to repair the Premises, and if repairs are not made, this Agreement shall terminate. If the Premises are damaged to a
144 degree which does not render them untenantable, Landlord shall repair the damage as soon as reasonably possible.

145 **REPAIRS:** Any promise by Landlord, made before execution of this Agreement, to repair, clean, or improve the Premises, including the promised date
146 of completion, will be listed in this Agreement or in a separate addendum to this Agreement. Time being of essence as to completion of repairs does
147 not apply to any delay beyond Landlord's control. Landlord shall give timely notice of any delay to Tenant.

148 **ENTRY BY LANDLORD:** Landlord may enter the Premises occupied by Tenant, with or without Tenant's consent, at reasonable times upon twelve (12)
149 hours advance notice to inspect the premises, make repairs, show the Premises to prospective Tenants or purchasers, or comply with applicable laws
150 or regulations. Landlord may enter without advance notice when a health or safety emergency exists, or if Tenant is absent and Landlord believes entry
151 is necessary to protect the Premises or the building from damage. Neither party shall add or change locks without providing the other party keys.
152 Improper denial of access to the Premises is a breach of this Agreement.

153 **EXTERMINATION COSTS:** Tenant will be responsible for any and all costs of extermination or removal of any insects, pests, or rodents that are found
154 on the Premises and which are a result of the Tenant's acts, negligence, failure to keep the Premises clean, failure to remove garbage and waste from
155 the Premises, and/or Tenant's improper use of the Premises.

156 **RENTERS INSURANCE RECOMMENDED:** Landlord recommends that Tenant purchase Renter's insurance to protect Tenant's personal property and
157 to protect Tenant from any liabilities while living at the property. Tenant understands that if they do not purchase Renter's insurance that Tenant may
158 not have any insurance coverage should Tenant's belongings be damaged or should Tenant be held liable to a third party and/or the Landlord.

159 **CONTINUATION OF AGREEMENT:** If Tenant continues to occupy the Premises after the expiration of this Agreement and makes a timely payment of

160 rent, which is acceptable by Landlord, Tenant shall be under a month to month tenancy unless other arrangements have been made in writing.
161 **ASSIGNMENT OR SUBLEASE:** Tenant shall not assign this Agreement or sublet the Premises without the written consent of Landlord.
162 **MODIFICATIONS AND TERMINATION:** This Agreement may be terminated or modified by written agreement of Landlord and Tenant. The parties may
163 terminate this Agreement and enter into a new Agreement instead of renewing it, assigning it, or subleasing the Premises.
164 **SEVERABILITY OF RENTAL AGREEMENT PROVISIONS:** The provisions of this Rental Agreement are severable. If any provision of this Rental
165 Agreement is found to be void or unenforceable, the unenforceability of that provision does not affect the other provisions that can be given effect without
166 the invalid provisions.
167 **NOTICE OF DOMESTIC ABUSE PROTECTIONS: (1)** As provided in section 106.50 (5m) (dm) of the Wisconsin statutes, a Tenant has a defense to
168 an eviction action if the Tenant can prove that the Landlord knew, or should have known, the Tenant is a victim of domestic abuse, sexual assault, or
169 stalking and that the eviction action is based on conduct related to domestic abuse, sexual assault, or stalking committed by either of the following:
170 **(a)** A person who was not the Tenant's invited guest. **(b)** A person who was the Tenant's invited guest, but the Tenant has done either of the following:
171 1. Sought an injunction barring the person from the premises. 2. Provided a written statement to the Landlord stating that the person will no longer be an
172 invited guest of the Tenant and the Tenant has not subsequently invited the person to be the Tenant's guest. **(2)** A Tenant who is a victim of domestic
173 abuse, sexual assault, or stalking may have the right to terminate the rental agreement in certain limited situations, as provided in section 704.16 of the
174 Wisconsin statutes. If the Tenant has safety concerns, the Tenant should contact a local victim service provider or law enforcement agency. **(3)** A Tenant
175 is advised that this notice is only a summary of the Tenant's rights and the specific language of the statutes governs in all instances.
176 **CRIMINAL ACTIVITY: THIS IS A CRIME-FREE PROPERTY.** Pursuant to Wis. Stat. § 704.17(3m), a Landlord may, upon notice to the Tenant, terminate
177 the tenancy of a Tenant, without giving the Tenant an opportunity to remedy the default, if the Tenant, a member of the Tenant's household, or a guest
178 or other invitee of the Tenant or of a member of the Tenant's household engages in 1) any criminal activity that threatens the health or safety of, or right
179 to peaceful enjoyment of the premises by, other Tenants, people residing in the immediate vicinity of the premises, or the Landlord or agent or employees
180 of the Landlord; or 2) engages in any drug-related criminal activity on or near the premises. The notice shall require the Tenant to vacate on or before a
181 date at least 5 days after the giving of the notice, and shall contain 1) the basis for issuance, 2) a description of the criminal activity or drug-related
182 criminal activity, 3) the date on which the activity took place, 4) the identity or description of the individual(s) engaging in the activity, 5) a statement
183 advising the Tenant that he/she may seek the assistance of legal counsel, a volunteer legal clinic, or a Tenant resource center, 6) a statement that the
184 Tenant has the right to contest the allegations in the notice before a court commissioner or judge if an eviction action is filed. This Paragraph is not
185 applicable to a Tenant who is the victim, as defined by Wis. Stat. § 950.02(4), of the criminal activity or drug-related criminal activity

186 RULES AND REGULATIONS

- 187 1. These rules and regulations are hereby incorporated by reference into your lease agreement. They are necessary to ensure the proper use and
188 care of the property as well as to ensure the protection and safety of the Landlord, its employees, other Tenants, and neighbors.
- 189 2. Tenant will be responsible for the conduct of any and all family members, guests, invitees, and others under Tenant's control.
- 190 3. The term "Tenant" is defined broadly and includes, all persons named in the rental agreement, the family members, guests, invitees, and/or
191 others under their control.
- 192 4. Landlord will not tolerate criminal activity or any other activity that disturbs others or damages the property.
- 193 5. Landlord has the right to make other reasonable rules and regulations as may be necessary for the safety of others and the property.
- 194 6. A violation of these rules and regulations constitutes a material breach of Tenant's rental agreement and may result in termination of tenancy and
195 eviction.
- 196 7. These rules and regulations will be enforced strictly and without exception.
- 197 8. Any breach of these rules and regulations may result in costs or damages assessed against the Tenant.

198 USE OF THE PROPERTY:

- 199 9. The term "property" is defined broadly and includes, but is not limited to, the home or apartment building, individual rental units, common areas,
200 grounds in which the home or apartment building is located, and any other associated physical structures.
- 201 10. The property is to be used as a personal residence only and for the individuals listed on the rental agreement only.
- 202 11. The property shall not be used to operate any form of business for any season, including but not limited to, a child-care facility.
- 203 12. The property shall not be used for any illegal activity whatsoever or for any activity that in the opinion of the Landlord will injure the property.
- 204 13. Tenant shall not do anything in the property that may increase the risk of fire or other casualty, increase the Landlord's insurance premiums, or
205 which would be a violation of state or local laws or regulations.
- 206 14. Tenant shall not keep any hazardous items inside the property, including but not limited to: lighter fluid, gasoline, kerosene, propane, paint thinner,
207 acetone, or other volatile materials.
- 208 15. No rummage sales, or sales of any kind, may be held on the property without the prior written consent of Landlord.
- 209 16. No car washes, for profit or otherwise, may be held on the property without the prior written consent of Landlord.
- 210 17. Tenant agrees to use all appliances, fixtures, and equipment in a safe manner and only for the purpose for which it was intended.
- 211 18. Tenant agrees not to destroy, deface, damage, or remove any part of the property.

212 APPEARANCE & UPKEEP OF PROPERTY

- 213 19. Tenant shall not allow any sign, advertisement, or notice to be placed inside or outside the rental unit or on the property without the prior written
214 consent of Landlord.
- 215 20. Tenant shall use only appropriate window coverings, such as drapes or blinds. Rugs, towels, blankets, and sheets are not allowed.
- 216 21. Tenant agrees to keep the rental unit in a clean, safe, and sanitary condition and not to litter the property.
- 217 22. Tenant is responsible for replacing any light bulbs within the rental unit. Tenant shall only use the proper wattage of bulb as specified on the light
218 fixture.
- 219 23. Tenant is responsible for replacing any batteries for smoke alarm and carbon monoxide detectors located within the rental unit.
- 220 24. Tenant agrees to regularly and properly dispose of garbage and recyclable materials and to place such items in the proper receptacles.
- 221 25. Neither garbage nor recyclable materials shall be kept on the porch, common areas, or grounds. Tenant agrees to comply with any and all laws,
222 ordinances, and or regulations regarding the collection, sorting, separation, and recycling of materials.
- 223 26. If Tenant wishes to dispose of any large items, it is the responsibility of the Tenant to make special arrangements in accordance with local
224 ordinances and laws, to dispose of such items in accordance with local ordinances and laws. Any charges incurred by Landlord as a result of
225 Tenant's failure to comply with the above will be the responsibility of the Tenant.
- 226 27. Tenant agrees to keep all personal property within the rental unit or other assigned areas. Personal property shall not be kept in common areas or
227 on the grounds and will be immediately removed and disposed of by Landlord. Any costs incurred by Landlord to remove Tenant's property will be
228 the Tenant's responsibility.
- 229 28. Tenant shall cooperate with the Landlord to keep common areas and grounds in a safe and clean condition.
- 230 29. Tenant agrees to promptly notify Landlord of any maintenance or repair issues.

231 EXTERMINATION AND PESTS:

- 232 30. Tenant will be responsible for the cost of extermination or removal of any insects, pests, or rodents that are found on the premises, and which are
233 the result of the Tenant (or any member of the Tenant's household, Tenant's guest, or invitees) acts, negligence, failure to keep the premises
234 clean, failure to remove garbage and waste, and/or improper use of the premises. Tenant certifies that the Premises is clean and without visible
235 infestation unless Tenant notifies the Landlord within seven (7) days of taking possession of the Premises of any insect, pests, rodents or
236 infestation.

237 MODIFICATIONS TO PROPERTY:

- 238 31. Tenant is prohibited from making any alterations, additions, or improvements to the inside or outside of the property, including but not limited to:

- 239 painting, varnishing, wallpapering, or installing any fixtures, without the prior written consent of Landlord.
 240 32. Should Tenant make any alterations, additions or improvements in violation of the above, Landlord may immediately remove it and Tenant will be
 241 responsible for all costs incurred by Landlord to return the property to its original condition.
 242 33. Tenant is not authorized to instruct any contractors hired by Landlord to provide any additional services not previously authorized by Landlord.

243 **DAMAGE TO THE PROPERTY:**

- 244 34. If the property is damaged as a result of the intentional acts, negligence, carelessness, or misuse by Tenant, Tenant will be responsible for the
 245 repair costs incurred by Landlord.
 246 35. Tenant must reimburse Landlord for any repair costs within fifteen (15) days of demand.

247 **CHANGING LOCKS:**

- 248 36. Tenant will not install additional or different locks or gates on any doors or windows in the property without the prior written consent of Landlord.
 249 37. If Landlord approves Tenant's request to install or change locks, Tenant agrees to provide Landlord with a new key within twenty four (24) hours.
 250 38. Tenant will be responsible for any repair costs incurred by Landlord to gain entry to property if Tenant does not provide Landlord with new key
 251 within twenty four (24) hours.
 252 39. Tenant shall not give any keys to the property to any person other than those listed on the rental agreement without the prior written consent of
 253 Landlord.

254 **PLUMBING:**

- 255 40. Tenant will be responsible for the cost of any and all plumbing repairs resulting from the improper use of the plumbing facilities by Tenant. Tenant
 256 will not dispose of any cloth, metal, glass, wool, plastic, condoms, feminine hygiene products, wet wipes (regardless of whether the product states
 257 that it is safe for flushing or septic use) or similar items in the toilet, sink, garbage disposal, or any drain.
 258 41. Tenant will report any clogged drains to the Landlord within seven (7) days of taking possession of the property. Any plumbing clogs thereafter
 259 are presumed to be caused by the Tenant, and the Tenant shall be billed for the cost of repairs.
 260 42. Tenant will immediately report to Landlord in writing if any pipes or faucets are leaking or if any toilet continues to run.
 261 43. Tenant will not leave water running except during actual use.
 262 44. Tenant will only do laundry in designated areas and during the posted hours unless otherwise approved by Landlord.

263 **SMOKING:**

- 264 45. No smoking is allowed on the property or inside the rental unit at any time unless otherwise indicated in writing by Landlord.
 265 46. Any damage to the property as a result of Tenant's smoking will be the Tenant's responsibility.

266 **WATERBED:**

- 267 47. No furniture filled with liquid, including but not limited to waterbeds, is allowed on the property without the prior written approval of Landlord.

268 **LOITERING:**

- 269 48. Tenant will not loiter, congregate, or play in common areas of the building, including but not limited to the hallways, stairways, basement, garages,
 270 storage areas, and driveways.

271 **NOISES & ODORS:**

- 272 49. Tenant will not make or permit noises or acts that will disturb the right or comfort of other Tenants and/or neighbors. Tenant agrees to keep the
 273 volume of any radio, stereo, television, computer, musical instrument, or any other device at a level that will not disturb other Tenants or
 274 neighbors. Quiet hours are between 10:00 PM and 7:00 AM.

275 **GUESTS:**

- 276 50. Tenant is responsible for the conduct of any and all guests.
 277 51. No guest shall remain overnight in the property for more than two (2) weeks per month without the prior written consent from Landlord.
 278 52. No guest shall remain on the property unless Tenant is also present.

279 **PETS:**

- 280 53. Pets are not permitted on the property at any time without the prior written consent of Landlord.

281 **GRILLING:**

- 282 54. No grilling is allowed within ten (10) feet of the property.
 283 55. No grilling is allowed on any balcony or porch.
 284 56. Only covered grills are allowed to be used -no fire pits or bonfires allowed.
 285 57. Any grilling materials must be removed from common areas and/or grounds after use.
 286 58. Indoor storage of gas grills, gas tanks, charcoal, or lighter fluid is prohibited.

287 **SUBLETTING / ASSIGNMENT:**

- 288 59. Tenant is not allowed to sublet or assign the rental unit, or any part of it, without the prior written consent of Landlord.

289 **VEHICLES:**

- 290 60. Only vehicles authorized by Landlord may be parked on the property.
 291 61. Tenant must register the license plate number, model and make, of Tenant's vehicle.
 292 62. Vehicles of Tenant's guests must be parked in designated spots, if any; otherwise they must be parked on the street. Tenant's guests or invitees
 293 may not park their vehicles in other Tenant's parking spots.
 294 63. Tenant shall not park any unregistered, unlicensed, or inoperable vehicles on the property.
 295 64. Tenants shall not park any commercial or recreational vehicles on the property.
 296 65. At no time is Tenant allowed to repair vehicles on the property, including but not limited to changing flat tires and/or changing oil.
 297 66. Any unauthorized, unregistered, or inoperable vehicles on the property may be ticketed and/or towed.
 298 67. Tenant shall not drive any vehicle on the grass or sidewalk at any time.
 299 68. Vehicles must be maintained in reasonably good repair and shall not drip fluids or cause damage to Landlord's property. If Tenant's vehicle
 300 causes any damage to the property such costs to repair will be the Tenant's responsibility.

301 **INSURANCE:**

- 302 69. It is Tenant's responsibility to obtain insurance coverage for their personal property stored on the property. Landlord shall not be responsible for
 303 any loss or damage to Tenant's property unless the loss or damage was the result of Landlord's negligent acts or omissions. Tenant uses these
 304 spaces at their own risk.

305 **SATELITES / CABLE & TV OUTLETS**

- 306 70. No outside radio or television aerial / dish or air-conditioner shall be installed by the Tenant without receiving the written consent of the Landlord.
 307 Landlord can remove such property and charge the cost to the Tenant.
 308 71. Telephone and TV: The apartments have been pre-wired with telephone and cable outlet boxes in the most convenient locations. Tenants should
 309 use any combination of these current outlets for their Televisions and Phones.

310 **SPECIAL PROVISIONS:**

311 **VIOLATION OF THE ABOVE RULES AND REGULATIONS SHALL CONSTITUTE A MATERIAL VIOLATION OF TENANT'S RENTAL**
 312 **AGREEMENT AND GOOD CAUSE FOR TERMINATION OF TENANCY AND EVICTION OF TENANT.**

<p>313 Landlord / Agent</p> <p>314 Signature: _____</p> <p>315 _____ (Date)</p>	<p>Tenants</p> <p>Signature: _____ (Date)</p> <p>Signature: _____ (Date)</p> <p>Signature: _____ (Date)</p>
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NONSTANDARD RENTAL PROVISIONS

318 **Note:** *The Nonstandard Rental Provisions below are part of your rental agreement. Please Initial Your Acceptance of Each Item.*

319 1. **LATE FEE:** A late fee of \$50.00 will be assessed as set forth in the rental agreement upon all late rental payments received after the 5th
320 of each month. An additional late charge of \$5.00 per day will also be assessed on all late rent payments received after the 5th of each month and
321 until rent payment is made in full as per the lease agreement. These fees are treated as rent and may be deducted from Tenant's security deposit.

322 2. **RETURNED CHECK/STOP PAYMENT FEE:** If any payment by Tenant is returned due to insufficient funds or for any other reason
323 Tenant will be charged a fee of \$45.00 per instance. If Landlord incurs any other costs or fees as a result of Tenant's payment being returned due to
324 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
325 may be deducted from Tenant's security deposit.

326 3. **FINES:** If Tenant is in breach of any of the stated rules in the rules and regulations section of the lease, Landlord may impose a fine of
327 \$50.00 plus the actual costs incurred by Landlord for the first offence. If the Tenant breaches the same rule a second time the fine will be \$75.00 plus
328 the actual cost incurred by Landlord for this offence. These fees and costs may be deducted from Tenant's security deposit. These fines are in lieu of
329 or addition to, at the Landlord's option, the Landlord's right to terminate tenancy.

330 4. **WINTER CLAUSE:** Tenant agrees not to vacate the premises during the months of November, December, January, and February. If the
331 Tenant vacates in violation hereof, it will be treated as a sublease and the Tenant shall pay for any rent lost and utility costs during these months.

332 5. **RENT SPECIAL:** Any rent special given upon move in will be considered immediately due and payable to Landlord as unpaid rent, if
333 Tenant fails to fulfill the full term of the lease contract.

334 6. **RENTAL:** Tenant must provide Landlord with written notice at least two (2) full calendar months or sixty (60) days, whichever is
335 greater, prior to the ending of the rental term. The notice shall inform Landlord whether Tenant intends to vacate the Premises at the end of the term or
336 enter into a new Agreement. Landlord generally provides Tenant a Notice of Renewal more than 60 days prior to the expiration of the lease
337 term. Tenant is also required to return the Notice of Renewal to Landlord by the date indicated in the Notice of Renewal. If Tenant fails to return the
338 Notice of Renewal by the date indicated thereon, Landlord may, at its discretion, assume Tenant intends to vacate at the end of the term and contract
339 to re-rent the Premises, but TENANT'S FAILURE TO RETURN THE NOTICE OF RENEWAL DOES NOT CONSTITUTE NOTICE TO VACATE AS
340 REQUIRED BY THIS SUBSECTION regardless of whether Landlord exercises its option to re-rent the Premises. Tenants may continue the lease after
341 expiration on a month-to-month term with written permission from the Landlord. The monthly fee for this is \$35.00 and the Tenant still must adhere to all
342 rules and regulations as per the original lease and is still required to give 60 days notice to vacate and would still be subject to the "WINTER CLAUSE".
343 If Tenant does not respond to Landlord's written request to renew the lease and does not give notice to vacate, Landlord may force Tenant into a
344 month-to-month lease term. Tenant will be made aware of this in writing from the Landlord. Any and all fees stated in the above paragraph are
345 considered rent and may be deducted from the Tenant's security deposit.

346 7. **LEASE ALTERATIONS:** Any lease alterations requested by the Tenant, and approved by the Landlord, may be subject to a \$100.00 fee
347 from the Landlord. This fee is considered rent and may be deducted from the Tenant's security deposit.

348 8. **CREDIT CARD PAYMENTS:** Tenants will pay a 3% transaction fee if they choose to pay rent with a Visa, MasterCard, or Discover cards
349 and 4% transaction fee using an American Express cards.

350 9. **CARPET CLEANING:** If unit is carpeted, it shall be the Tenant's responsibility when vacating the unit to have all carpeting in said unit
351 professionally shampooed and cleaned and provide receipt showing proof of such professional shampooing and cleaning to Landlord. If it is necessary
352 for Landlord to shampoo or clean the carpeting, then the cost of such shampooing and cleaning will be deducted from the security deposit.

353 10. **DAMAGE TO UNIT:** Tenant is not allowed to make any modifications to unit without the written consent of the Landlord as set forth in the
354 Rental Agreement. If Tenant makes modifications to unit without the written consent of Landlord then Tenant will be charged the actual cost to return
355 the unit to its original condition. These amounts may be deducted from Tenant's security deposit.

356 11. **LANDLORD'S ACCESS TO UNIT:** Landlord may enter Tenant's unit at reasonable times and upon proper advance notice for any of the
357 following reasons: (a) to inspect the premises, (b) to make repairs, or (c) to show the premises to prospective Tenants or purchasers. Landlord may
358 enter the unit for the amount of time reasonably required to complete the above. Advance notice means at least twelve (12) hours notice unless Tenant,
359 upon being notified of the proposed entry, consents to a shorter time period. The above does not apply to Landlord's entry of Tenant's unit if any of the
360 following apply: (a) Tenant, knowing the proposed time of entry, requests or consents in advance to the entry, (b) a health or safety emergency exists,
361 (c) Tenant is absent from the unit and Landlord reasonably believes that entry to the unit is necessary to protect the premises from damage. Landlord
362 will announce his/her presence to persons who may be present in the unit and Landlord will identify himself/herself upon request.

363 12. **SMOKE DETECTOR:** State law requires owner/Landlord to provide working smoke detectors on each floor of a unit and carbon monoxide
364 detectors where required. State law also requires the Tenant to maintain all smoke detectors in the unit unless an authorized building inspector of the
365 Tenant for the dwelling gives written notice to the Landlord that the smoke detector is not functional. The Landlord shall, within five (5) days after
366 receipt of that notice, provide any maintenance necessary to make that smoke detector functional. Tenant acknowledges that all smoke detectors in
367 the unit are working properly.

368 13. **CLEANING:** Tenant is responsible for cleaning unit prior to vacating. Unit should be as clean upon vacating as it was the 1st day of the
369 Lease Term. If Tenant fails to clean unit prior to vacating, cleaning will be performed by the Landlord at \$20.00 per hour and \$30.00 per hour for
370 furniture removal plus disposal costs. Such fees may be deducted from Tenant's security deposit.

371 *Tenant acknowledges that the Landlord or his/her agent has specifically identified and discussed each nonstandard rental provision with the Tenant*
372 *prior to entering into a rental agreement. Tenant agrees to each and every nonstandard rental provision above that has been individually initialed by*
373 *the Tenant and which has not been intentionally stricken.*

374 **Landlord / Agent**

375 Signature: _____
(Date)

Tenants

Signature: _____ (Date)

Signature: _____ (Date)

Signature: _____ (Date)

ADDENDUM TO RESIDENTIAL LEASE: PET LEASE

378 THIS AGREEMENT is hereby attached to and made a part of the Residential Lease dated _____, 20____ (hereinafter "Pet Lease").

PET INFORMATION

380 The permission granted herein shall be limited to a certain Pet named _____ and described as follows:

381 Type of Pet: _____ Breed: _____ Color: _____ Full-grown Weight: _____ Full-grown Height: _____
382 Age: _____ Sex: M / F Neutered: Yes / No Declawed: Yes / No

Pet Fee Structure:

	<i>Security Deposit Charge</i>	<i>Additional Monthly Rent</i>
Cats (Any Size)	\$200	\$25
Dogs (1-20 LB)	\$225	\$35
Dogs (20-50 LB)	\$250	\$45

Please Note:

Rottweilers, Chows, Dobermans, Pit Bull Terriers and any breed with any mix of these bloodlines are prohibited. All animals over 50 Lb are prohibited

388 WHEREAS, the TENANT desires to keep the Pet on the said Premises and the Lease specifically prohibits allowing Pets on the Premises; the Lease is
389 hereby amended to grant such permission to the TENANT. In exchange for this permission, the TENANT agrees as follows:
390 To pay additional rent in the amount of _____ (\$_____) per month (hereinafter "Pet Rent").

- 391 1. To deposit with the LANDLORD an additional Security Deposit in the amount of \$ _____ (\$_____) (hereinafter "Pet
392 Deposit") which shall be held as security for the faithful performance of this Pet Lease.
- 393 2. To keep the Pet from causing any annoyance or discomfort to others and to immediately remedy any complaints concerning the Pet.
- 394 3. To keep the Pet from damaging any property belonging to the LANDLORD or others.
- 395 4. That any damage to the exterior or interior of the Premises, including but not limited to: grounds, flooring, walls, trim, finish, tiles, carpeting, or
396 any stains, etc., caused by the Pet will be the full financial responsibility of the TENANT and TENANT agrees to pay all costs involved in the
397 restoration of the Premises to its original condition. If because of any such stains, etc., and damage is such that it cannot be removed, then
398 the TENANT hereby agrees to pay the full expense of replacement thereof.
- 399 5. To immediately pay for any injury, damage, loss, or expense caused by the Pet (In this regard, it is expressly understood that at no time shall
400 the TENANT apply any part of the Pet Deposit towards such amount, but rather, the TENANT shall make restitution immediately and
401 separately from the Pet Deposit. It is further understood that such restitution shall be made over and above any rent paid in accordance with
402 Item #1 of this Pet Lease.)
- 403 6. To keep the Pet under control at all times.
- 404 7. To keep the Pet restrained/leashed, but not tethered, when it is outside of the Premises.
- 405 8. Not to leave the Pet unattended for any unreasonable period of time.
- 406 9. To hold the LANDLORD harmless from all liability arising from the TENANT'S ownership or keeping of the Pet, including but not limited to
407 any liability resulting from the LANDLORD turning said Pet over to local pet policing authorities should the pet be found unsupervised.
- 408 10. To dispose of the Pet's droppings properly and quickly.
- 409 11. To provide LANDLORD with a picture of the above named Pet.
- 410 12. To insure that Pet will wear the appropriate Local Animal License, a valid Rabies Tag and tag bearing the owners name and phone number.
411 All licenses and tags must be kept current.
- 412 13. To provide the LANDLORD with evidence from a licensed veterinarian within the State of Wisconsin as to the type of pet, the breed, color,
413 weight and height, age sex and whether the pet is spayed/neutered, declawed, that all necessary shots are current and that the Pet does not
414 display a tendency to be aggressive or harmful.
- 415 14. To control flea infestation and will exterminate if necessary, and upon demand, in any and all areas affected with full cost to be paid by
416 TENANT.
- 417 15. That LANDLORD will not be responsible for the injury, harm, or death of the Pet, and agrees to hold LANDLORD harmless for any damages
418 suffered as a result of any harm caused on the Pet or by the Pet upon another person, guest or employee. TENANT shall be responsible for
419 the entire amount of all damages caused by the Pet as well as the entire amount of any injury to individuals or property. TENANT is
420 encouraged to obtain a pet liability policy.
- 421 16. The Pet must be spayed/neutered/declawed.
- 422 17. The Pet shall not create any conflict or disturbance with others and will not threaten any physical harm to anyone. The parties agree if the
423 presence of the Pet causes LANDLORD'S liability insurance to increase in any manner, LANDLORD shall have the right to provide TENANT
424 with notice thereof and TENANT shall remove the Pet from the Premises within Ten (10) days of such notice and this Pet Lease shall be
425 considered null & void immediately.
- 426 18. LANDLORD herein restricts the Pet as follows: _____
- 427 19. Should the TENANT fail to comply with any part of this Pet Lease, the LANDLORD reserves the right to revoke permission to keep the Pet at
428 the Premises and this Pet Lease shall be considered null & void immediately. In such event, the TENANT agrees to permanently remove the
429 Pet from the Premises within Forty-eight (48) hours upon receiving written notice thereof from the LANDLORD. Failure to comply shall be
430 considered a breach of the Residential Lease that this Pet Lease is incorporated within.

431 I ACCEPT FINANCIAL RESPONSIBILITY FOR THE ENTIRE AMOUNT OF ANY DAMAGES OR INJURY TO PERSONS OR PROPERTY THAT MAY
432 OCCUR BECAUSE OF THE PET. I UNDERSTAND THAT VIOLATIONS OF ANY OF THESE RULES MAY BE GROUNDS FOR REMOVAL OF THE
433 PET AND/OR TERMINATION OF MY TENANCY;

434

Landlord / Agent

Signature: _____
(Date)

Tenants

Signature: _____
(Date)

Signature: _____
(Date)

Signature: _____
(Date)