

LEASE AGREEMENT

PARTIES

TENANTS(S): _____

LANDLORD

LANDLORD NAME: PE Rentals, LLC

1107 Kane Street

ADDRESS: ~~431 South 6th St.~~, PO Box 534, La Crosse, WI 54602

La Crosse, WI 54603

PROPERTY MANAGER

Landlords Agent for maintenance, management, service of process and collection of rent

Name: River City Rentals, LLC

Address: ~~131 6th Street South~~, P.O. Box 534, LaCrosse, WI 54602

PREMISES

PREMISES: Street Address: _____

TERM

Apartment / Unit / No.: _____ City / State / Zip: LaCrosse, WI 54601

RENTAL TERM: 12x Months x Months Month to Month

First Day of Term: _____

Last Day of Term: _____

This agreement is only for the stated term. There is NOT a pro-rated tenancy in the final month of the lease term.

UTILITIES

Tenant must pay all utility charges that are separately metered or subject to cost allocation, as follows:

Utility Charge	Electric	Heat	Water Bill	Unit Gas	Air Conditioning	Hot Water	Trash/ Recycling
Included in Rent							
Separately Metered							
Cost Allocation*							NO LARGE ITEMS

*See Special Conditions

RENT

Rent Amount \$ _____ Per Month due on or before the _____ day of each Month.

Rent checks shall be made payable to Landlord; and mailed or delivered to Landlord's Agent: River City Rentals

ALL TENANTS, IF MORE THAN ONE, SHALL BE JOINTLY AND SEVERALLY LIABLE FOR THE FULL AMOUNT OF ALL PAYMENTS DUE UNDER THIS AGREEMENT. ONLY THE FULL RENT PAYMENT IN ONE CHECK / PAYMENT WILL BE ACCEPTED.

SECURITY DEPOSIT

Upon execution of this Agreement, Tenant agrees to pay a Security Deposit in the amount of: \$ _____ to be held by Landlord

The deposit, less any amounts legally withheld, will be returned by mail to Tenants last known address with in 21 days after Tenants surrenders the Premises. Tenant is responsible for giving the Landlord his/her new address. Surrender shall occur on the last day of the term provided in this Rental Agreement, subject to the exceptions described in Wis. Code § ATCP 134.06. Upon surrender, Tenant shall vacate the Premises and return, or account for, any of Landlord's property held by Tenant. (Ex. Keys)

TRANSFERRING SECURITY DEPOSITS: If transferring between units, owned / managed by River City Rentals, then current security deposit will transfer to new unit, less any amounts legally withheld.

CHECK IN/OUT

Tenant acknowledges receipt of Landlord's Check in/out report which tenant agrees to complete and return to Landlord within seven (7) days from the first day of rental term.

SPECIAL CONDITIONS

Special Conditions: _____

Attachments checked below are attached to this Rental Agreement and incorporated herein by reference.

Attachment	Check	Attachment	Check
Guarantee/Renewal/Assignment/Sublease		Nonstandard Rental Provisions	
Drug Free Housing Addendum		Security Deposit Addendum	
Lead-Base Paint Disclosure & Pamphlet		Pet Addendum	
Smoke Detector		Check In/Out	
Xcel start up form		Other:	

THE UNDERSIGNED HAVE READ THE FOREGOING LEASE AND AGREE TO ABIDE BY ITS TERMS AND CONDITIONS: HAVE READ THE RULES AND REGULATIONS SET FORTH HEREAFTER ON THE ATTACHED ADDENDUMS AND AGREE TO ABIDE BY THEM AS A PART OF THIS LEASE.

IN WITNESS WHEREOF, the parties have executed this Rental Agreement on this _____ day of _____, 20____

LANDLORD _____

TENANT(S) _____

NOTICE: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the internet at <http://www.widocoffenders.org> or by phone at 877 234 0085

RIVER CITY RENTALS, LLC - PROPERTY MANAGEMENT COMPANY

LANDLORD'S RIGHT TO ENTER	Landlord may enter the premises occupied by the Tenant, at reasonable times with a 12 HOUR advance notice to inspect the Premises, make repairs, show the Premises to prospective tenants or purchasers, or comply with applicable laws or regulations. Landlord may enter without advance notice upon consent of the tenant when a health or safety emergency exists, or if Tenant is absent and Landlord believes entry is necessary to protect the Premises, or the building in which they are located, from damage.
ABANDONMENT	If Tenant unjustifiably removes from the Premises before the last day of the rental term, Tenant shall be liable for all rent due under this Agreement through the last day of the term, plus damages incurred by the Landlord, and less any net rent received by Landlord in re-renting the premises. If Tenant is absent from the Premises for three consecutive weeks without written notice of such absence to Landlord, Landlord may, in Landlord's sole discretion, deem that Tenants has removed from the Premises and proceed to re-rent the Premises. If Tenants leaves personal property behind, Landlord shall have the right to dispose of the property as provided by law or per any written property lien agreement
DISPOSE OF PROPERTY	Pursuant to Wis. Stat. § 704.05, the landlord shall consider any personal property that the tenants leave behind abandoned and landlord shall immediately dispose of it in any manner that the landlord believes to be appropriate. The landlord will not store any personal property the tenant leaves behind when the tenant is removed, abandons or vacates from the leased premises.
TENANT RULES AND OBLIGATIONS USE	During the lease term, as a condition of Tenant's continuing right to use and occupy the Premises, Tenant agrees and promises, unless Landlord otherwise provides in writing, as follows: 1.) To use the Premises for residential purpose only for Tenant and Tenant's immediate family. 2.) To NOT make or permit use of the Premises for any unlawful purpose, or any purpose that will injure the reputation of the Premises or the building of which they are a part. 3.) To NOT use or keep in or about the Premises anything that would adversely affect coverage of the Premises or building of which they are a part under a standard fire or extended insurance policy. 4.) To NOT make excessive noise or engage in activities which unduly disturb neighbors or other tenants in the building in which the premises are located.
PETS	PETS are NEVER allowed in or around the apartment or grounds regardless of circumstances. This includes, but NOT limited to, pet sitting or visitors with pets. Pets are ONLY allowed if you have an active PET ADDENDUM signed by the Landlord. THERE IS A \$200.00/MONTH FINE APPLIED FOR EACH UNAUTHORIZED PET. **PIT BULLS & ROTTWEILER, STAFFORDSHIRE TERRIER & AMERICAN BULLDOGS ARE NEVER PERMITTED.** Owner/Agent reserves the right to revoke pet authorization at any time
GOVT. REG.	To obey all lawful orders, rules and regulations of all governmental authorities and, if a condominium, any condominium association with authority over the premises. This includes all municipal code and city ordinance code.
MAINTENANCE	1.) To obey all lawful orders, rules and regulations of all governmental authorities and, if a condominium, any condominium association with authority over the premises. 2.) To keep the Premises in clean and tenantable condition and in as good repair as on the first day of the lease term, normal wear and tear accepted. 3.) To maintain a reasonable amount of heat in cold weather to prevent damages to the premises, and if damages result from Tenant's failure to maintain a reasonable amount of heat, Tenant shall be liable for this damage.
IMPROVEMENTS	Unless Tenant has received specific written consent from Landlord, do NOT do or permit any of the following: 1.) Paint upon, attach, exhibit, or display in or about the premises any sign or placard. 2.) Alter or redecorate the Premises. 3.) Drive nails, tacks, and screws or apply other fasteners on or into any wall, ceiling, floor, or woodwork of Premises. 4.) Attach or affix anything to the exterior of the Premises or the building in which it is located.
GUEST NEGLIGENCE	1.) To NOT permit any guest or invitees to reside in the Premises without prior written consent of Landlord. 2.) To be responsible for all acts of negligence or breaches of the Agreement by Tenant and Tenant's guest and invitees and to be liable for any resulting property damage or injury. 3.) To NOT assign this Agreement nor sublet the Premises, parking areas or any part thereof without the prior written consent of Landlord. If Landlord permits an assignment or a sublease, such permission shall in no way relieve Tenant or Tenant's liability under this Agreement. Premises are not to be occupied by persons other than the tenants specified above. 4.) To NOT permit more than two (2) guest per tenants at any given time. 5.) To vacate the Premises no later than 12:00pm at the end of the term, and immediately deliver the keys, garage openers, parking permits, etc., and the Tenant's forwarding address to the Landlord. If Tenant retains possession of the Leased Premises or any part thereof after date of termination or end of rental term, Tenant will be liable for the actual damages cause to the Landlord or two times the average daily rental rate until the Lease Premises are vacated and surrendered to the Landlord, whichever is greater.
VACATION OF PREMISES	
RULES	Landlord may make additional reasonable rules governing the use and occupancy of the Premises and the building in which they are located. Tenant acknowledges the rules listed above, and acknowledges receipt of any additional rules prior to signing this Agreement. Landlord reserves the right to make reasonable Rules and Regulations at any time upon thirty (30) days written notice. Any failure by Tenant to comply with the rules is a breach of this Agreement and cause for termination.
DAMAGE BY CASUALTY	If the Premises are damaged by fire or other casualty to a degree that renders them untenable, Tenant may move out unless Landlord promptly proceeds to repair and rebuild. Tenant may move out if the repair work causes hardship. If Tenant remains: rent abates to the extent Tenant is deprived of normal full use of the Premises, until the Premises are restored. If repairs are not made, this Agreement shall terminate. If the Premises are damaged to a degree which does not render them untenable, Landlord shall repair them as soon as reasonably possible.
CODE VIOLATIONS	The Premises, and the building of which they are a part, are NOT currently cited for uncorrected building or housing code violations unless a copy of any such notices of uncorrected code violations are attached to this Agreement. The Premises DO NOT contain any of the following conditions adversely affecting habitability unless listed under Special Conditions: No hot or cold running water, plumbing or sewage disposal facilities not in good operating order, unsafe or inadequate heating facilities (incapable of maintaining at least 67 degrees Fahrenheit in living areas), no electricity, electrical wiring or components not in safe operating condition, or structural or other conditions that are substantially hazardous to health or safety.
SMOKE DETECTOR	Wisconsin law requires that the Landlord maintain any smoke detectors located in any building common areas. State law further requires that THE TENANT MUST EITHER MAINTAIN ANY SMOKE DETECTOR ON THE PREMISES, OR GIVE THE LANDLORD WRITTEN NOTICE WHENEVER A SMOKE DETECTOR ON THE PREMISES IS NOT FUNCTIONAL. The Landlord shall provide, within five days of receipt of any such notice, any maintenance necessary to make that smoke detector functional. MAINTENANCE SHALL INCLUDE THE PROVISION OF NEW BATTERIES, AS NEEDED.
AGENCY NOTICE	Tenant understands that any property manager, rental agent or employee thereof are representing the Landlords interest and owes duties of loyalty and faithfulness to the Landlord. They also are, however, obligated to treat all parties fairly and in accordance with fair housing and other applicable laws and standards.
DEFAULT	Failure to observe or perform any provisions of this Lease Agreement or any addendum attached hereto shall be deemed a breach of this Lease Agreement and either party may pursue any remedy provided by law.