

1

Premise & Parties

1.1 TENANT, LANDLORD, & AGENT:

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:

TENANTS:

<<Tenants (Financially Responsible)>>

Additional occupants under the age of eighteen (18) residing on the Premises:

<<Other Occupant(s)>>

LANDLORD:

<<Company Name>>

<<Company Address>>

Agent for Maintenance, Management, Service of Process, and Collection of Rents

1.2 PREMISES:

Unit: <<Unit Name>>

Full Address: <<Unit Address>>

1.3 TERM:

(a) Move In Date/Start of Financial Responsibility: <<Move-in Date>> at 3:00 pm

(b) Lease Term Begins On: <<Lease Start Date>>

(c) Lease Term Ends On: <<Lease End Date>> at 11:00 am

NOTE: At the completion of the initial lease term the tenancy will continue on a month to month basis and be subject to the notice to vacate provisions set forth in lines 2.31.

Financial liability starts on the move-in date. If the move in date falls after the 1st of the month, rent will be prorated daily based on the monthly rent amount (section 1.4) and the number of days in the month. Any & all prorated rent must be paid prior to move in.

1.4 RENT:

Rent of <<Monthly Rent>> for Premise is to be received no later than the 1st day of each month and is payable at 333 Bishops Way #160, Brookfield WI 53005. If rent is received after the 1st day of each month the Tenant shall pay a late fee of \$50. 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 Landlord or Tenant obligations: Starting on the 3rd day of each month tenant shall pay an additional late fee of \$5 per day until the day rent is received.

1.5 UTILITIES INCLUDED:

Utilities Included:

<<Utilities Included>>

If utilities or services payable by Tenant are not separately metered, tenant's share of payments are allocated as follows: See addendum "Tenant Responsibility for Utilities"

1.6 SECURITY DEPOSIT:

Upon execution of this Agreement, Tenant shall pay a security deposit in the amount of <<Security Deposit Charges>> 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. If repair costs are not known within twenty-one (21) days Landlord may use a good faith estimate in the written accounting. The reasonable cost for tenant damage, waste, or neglect of the premises, normal wear and tear excluded, may be deducted from Tenant's security deposit as well as any amounts set forth in Wis. Stat. § 704.28(1). Tenant has seven (7) 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 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.

1.7 GARAGES:

Garage Included In Rent: <<Additional Lease Information>>

Garage Not Included In Rent:

<<Rentable Items>>

*Garage charges listed as "Not Included In Rent" shall be a monthly charge in addition to the rent listed in Section 1.4.

By initialing below, you acknowledge and agree to the terms in Section 1.

X _____
Initial Here

2

General Clauses

2.1 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. Landlord will provide Tenant with a Check-In / Check-Out sheet. Should Tenant fail to return it to Landlord within seven (7) days after the start of the tenancy, Tenant will be considered to have accepted the Premises without any exceptions.

2.2 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 the Tenant to substantially comply with the rules will be a breach of this Agreement and may result in the eviction of the Tenant. Landlord may amend the rules to provide for newly added amenities or to meet changed circumstances or conditions adversely affecting the property. No such amendments 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, if applicable, have been given to Tenant at the time of application and at the time of the signing of this Agreement.

2.3 CONTROLLING LAW:

Landlord and Tenant understand their rights and obligations under this Agreement and that they are subject to the laws of Wisconsin, including Wis. Stat. ch. 704 and ch. 799, Wis. Admin. Code § ATCP 134, and applicable local ordinances. Both parties shall obey all governmental orders, rules and regulations related to the Premises, including local housing codes. previous tenant's identity nor the amount deducted from the previous tenant's security deposit. Landlord will provide Tenant with a Check-In / Check-Out sheet. Should Tenant fail to return it to Landlord within seven (7) days after the start of the tenancy, Tenant will be considered to have accepted the Premises without any exceptions.

2.4 CONDITION OF PREMISES:

Tenant has had the opportunity to inspect the rental unit and has determined that it will fulfill their needs and acknowledges that the unit is in good and satisfactory condition, except as noted in the Check-In / Check-Out sheet provided to them, prior to taking occupancy. Tenant agrees to maintain the premises during their tenancy and return it to Landlord in the same condition as it was received less normal wear and tear.

2.5 POSSESSION AND ABANDONMENT:

Landlord shall give Tenant possession of the Premises as provided. Tenant shall vacate the Premises and return all of Landlord's property promptly upon the expiration of this Agreement, including any extension or renewal, or its termination, in accordance 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 Agreement, except that, if the Tenant vacates before the last day of the tenancy, and gives Landlord written notice that Tenant has vacated, surrender occurs when Landlord receives the written notice that Tenant has vacated. If the Tenant mails the notice to Landlord, Landlord is deemed to have received 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 Tenant has vacated. If Tenant abandons the Premises before expiration or termination of this Agreement or its extension or renewal, or if the tenancy is terminated for Tenant's breach of this Agreement, Landlord shall make reasonable efforts to re-rent the Premises and apply any rent received, less costs of re-renting, toward Tenant's obligations under this Agreement. Tenant shall remain liable for any deficiency. If Tenant is absent from the Premises for two (2) successive weeks without notifying Landlord in writing of this absence, Landlord may deem the Premises abandoned unless rent has been paid for the full period of the absence.

2.6 ABANDONED PROPERTY:

If Tenant vacates or is evicted from the premises and leaves personal property, Landlord may presume, in the absence of a written agreement between the Landlord and Tenant to the contrary, that the Tenant has abandoned the personal property and Landlord may dispose of it in any manner that the Landlord, in his sole discretion, determines is appropriate. Landlord will not store any items of personal property that tenant leaves behind when tenant vacates or is evicted from the premises, except for prescription medicine or prescription medical equipment, which will be held for seven (7) days from the date of discovery. If Tenant abandons a 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 to dispose of property by personal service, regular mail, or certified mail to Tenant's last known address, prior to disposal.

2.7 USE OF PREMISES AND GUESTS:

Tenant shall use the Premises for residential purposes only. Operating a business or providing child care for children not listed as occupants in this Agreement is prohibited. Neither party may: (1) make or knowingly permit use of the Premises for any unlawful purpose; (2) engage in activities which unduly disturb neighbors or tenants; and/or (3) do, use, or keep in or about the Premises anything which would adversely affect coverage under a standard fire and extended insurance policy. Tenant may have guests residing 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 excessive for the size and facilities of the Premises. Unless prior written consent is given by Landlord, Tenant may not have any person who is not listed on this Agreement reside in the Premises for more than fourteen (14) non-consecutive days within any one (1) year period or for more than three (3) consecutive days within any one (1) month period. Tenant shall be liable for any property damage, waste, or neglect of the Premises, building, or development in which it is located, that is caused by the negligence or improper use by Tenant or Tenant's guests and invitees

2.8 NON-LIABILITY OF LANDLORD:

Landlord, except for his negligent acts or omissions, shall not be liable for injury, loss, or damage which Tenant may sustain from the following: (a) theft, burglary, or other criminal acts committed by a third party in or about the premises, (b) delay or interruption in any service from any cause whatsoever, (c) fire, water, rain, frost, snow, gas, odors, or fumes from any source whatsoever, (d) injury or damages caused by bursting or leaking pipes or back up of sewer drains and pipes, (e) disrepair or malfunction of the Premises, appliances, and/or equipment unless Landlord was provided with prior written notice by Tenant of the problem. Tenant holds Landlord harmless from any claims or damages resulting from the acts or omissions of Tenant, Tenant's guests or invitees, and any third parties, including other tenants

2.9 CRIMINAL ACTIVITY PROHIBITED:

Tenant, any member of Tenant's household, guest, or invitee, shall not engage in or allow others to engage in any criminal activity, including drug-related criminal activity, in the Premises or on the property. Pursuant to Wis. Stat. § 704.17(3m), Landlord may terminate the tenancy of Tenant, without giving Tenant an opportunity to remedy the default, upon notice requiring Tenant to vacate on or before a date at least five (5) days after the giving of the notice, if Tenant, a member of Tenant's household, or a guest or other invitee of Tenant or of a member of Tenant's household engages in any of the following: (a) criminal activity that threatens the health or safety of, or right to peaceful enjoyment of the Premises by, other tenants, (b) criminal activity that threatens the health or safety of, or right to peaceful enjoyment of their residences by persons residing in the immediate vicinity of the Premises, (c) criminal activity that threatens the health or safety of Landlord or an agent or employee of Landlord, (d) drug-related criminal activity, which includes the manufacture or distribution of a controlled substance, on or near the Premises. The above does not apply to a Tenant who is the victim, as defined in Wis. Stat. § 950.02(4), of the criminal activity. It is not necessary that there have been an arrest or conviction for the criminal activity or drug-related criminal activity.

2.10 MAINTENANCE:

Pursuant to Wis. Stat. § 704.07, Landlord shall keep the structure of the building in which the Premises are located and those portions of the building and equipment under Landlord's control in a reasonable state of repair. Tenant shall maintain the Premises under Tenant's 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 wear and tear excluded. Tenant shall not physically alter or redecorate the Premises, cause any contractor's lien to attach to the Premises, commit 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 Premises or the property in which it is located, unless otherwise allowed under the rules or unless Landlord has granted specific written approval. Landlord shall keep heating equipment in a safe

and operable condition. Whichever party is obligated to provide heat for the Premises they shall maintain a reasonable level of heat to prevent damage to the Premises and the building in which it is located.

2.11 ELECTRONIC DELIVERY OF CERTAIN INFORMATION/DOCUMENTATION:

Landlord may, but is not required to, provide the following information and/or documentation to Tenant via electronic means: (a) a copy of the rental agreement and any documents related to the rental agreement; (b) a security deposit and any documents related to the accounting and disposition of the security deposit and security deposit refund; (c) any promise to clean, repair, or otherwise improve any portion of the Premises made by the Landlord prior to entering into the rental agreement with Tenant; (d) advance notice of entry to inspect, make repairs, or show the Premises to prospective tenants or purchasers.

2.12 BREACH AND TERMINATION:

Failure of either party to comply substantially with any material provision is a breach of this Agreement. Should Tenant 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 remedy the breach or vacate the Premises on or before a date at least five (5) days after the giving of such notice, and if Tenant fails to comply with such notice, Landlord may declare the tenancy terminated and proceed to evict Tenant from the Premises, without limiting the liability of Tenant for the rent 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, and within one (1) year of such previous breach, Tenant breaches the same or any other covenant or condition of Tenant's lease, this lease may be terminated if, Landlord gives notice to Tenant 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. The above does not apply to the termination of tenancy pursuant to Wis. Stats. §§ 704.17(3m), 704.17(2)(c), and 704.16(3). These provisions shall apply to any lease for a specific term and do not apply to a month to month tenancy. 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 Wis. Admin. Code § ATCP 134.

2.13 RESPONSIBILITY FOR UTILITIES:

Tenant must maintain, and will be responsible for the cost of, all utilities for the Premises until the end of the lease term or until the last day that the Tenant is responsible for rent.

2.14 RENT:

Unless otherwise agreed by Landlord, all rental payments must be from Tenant or Co-singer's account. Third-party checks will not be accepted. If any of Tenant's rent payments are returned due to insufficient funds or any other reason, Landlord may demand that all future payments be made via certified funds. All late fees, security deposit, utility charges, or any other monetary amount set forth under this Agreement are to be considered and defined as "rent".

2.15 REPAIRS:

Any promise by Landlord, made before execution of this Agreement, to repair, clean, or improve the Premises, including the promised date of completion, will be listed in this Agreement or in

a separate addendum to this Agreement. Time being of the essence as to completion of repairs does not apply to any delay beyond Landlord's control. Landlord shall give timely notice of any delay to Tenant.

2.16 CODE VIOLATIONS AND ADVERSE CONDITIONS:

There are no code violations or other conditions affecting habitability of the Premises unless indicated otherwise in writing.

2.17 RENTERS INSURANCE REQUIRED:

As a resident, you are automatically enrolled in our Waiver Program upon signing your lease. If you wish to opt out of our Waiver Program or desire additional coverage not provided by our Waiver Program you can use your own insurance company. If your renter's insurance is cancelled or does not meet the compliance requirements at any time during your tenancy you will be automatically re-enrolled in our Waiver program from the date of non-compliance. Resident's property is not insured by Owner/Agent. Resident is not a co-insured and is expressly excluded from coverage under any insurance policy held by Owner/Agent which is now in effect or becomes effective during the term of this Agreement. Resident is required to maintain renter's insurance throughout the duration of the tenancy that includes: Coverage of at least \$100,000 in personal liability (bodily injury and property damage) for each occurrence.

2.18 NOTICE OF DOMESTIC ABUSE PROTECTIONS:

1. As provided in Wis. Stat. § 106.50 (5m) (dm), a tenant has a defense to 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 stalking and that the eviction action is based on conduct related to domestic abuse, sexual assault, or stalking committed by either of the following: (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: (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 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 abuse, sexual assault, or stalking may have the right to terminate the rental agreement in certain limited situations, as provided in Wis. Stat. § 704.16. If the tenant has safety concerns, the tenant should contact a local victim service provider or law enforcement agency.
3. A tenant 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.

2.19 DAMAGE BY CASUALTY:

If the Premises are damaged by fire or other casualty ("the casualty") to a degree which renders it untenantable, and if, in Landlord's sole discretion, the repairs can be completed in a reasonable period of time, this Agreement will continue but rent will abate until the Premises is restored to a condition comparable to its condition prior to the casualty. Tenant's liability for rent will not abate if the casualty was caused in any part by the negligence or intentional acts of Tenant, members of Tenant's household, guest or invitees. Tenant may be required to vacate the Premises during repairs. If,

in Landlord's sole discretion, the Premises cannot be repaired in a reasonable period of time, this Agreement will terminate as of the date of the casualty. If, after the casualty, the Premises remain tenantable, Landlord will complete repairs as soon as reasonably possibly.

2.20 ENTRY BY LANDLORD:

Landlord may enter the Premises occupied by Tenant, with or without Tenant's consent, at reasonable times upon twelve (12) hours 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 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 from damage. Neither party shall add or change locks without providing the other party keys. Improper denial of access to the Premises is a breach of this Agreement.

2.21 EXTERMINATION COSTS:

Tenant will be responsible for the costs of extermination or removal of any insects, pests, or rodents that are found on the Premises, and which are the result of the Tenant's (or any member of the Tenant's household, Tenant's guests, or invitees) acts, negligence, failure to keep the Premises clean, failure to remove garbage and waste, and/or improper use of the Premises.

2.22 CONTINUATION OF AGREEMENT:

If Tenant continues to occupy the Premises after the expiration of this Agreement and makes a timely payment of rent, which is accepted by Landlord, Tenant shall be under a month to month tenancy with the same terms and conditions of the original rental agreement unless other arrangements have been made in writing.

2.23 ASSIGNMENT OR SUBLEASE:

Tenant shall not assign the Agreement or sublet the Premises, or any part of the Premises, without the prior written consent of Landlord. This prohibition includes, but is not limited to, short-term rentals and/or vacation rentals through websites like Airbnb, Homeaway, or VRBO.

2.24 MODIFICATIONS AND TERMINATION:

This Agreement may be terminated or modified by written agreement of Landlord and Tenant. The parties may terminate this Agreement and enter into a new Agreement instead of renewing it, assigning it, or subleasing the Premises.

2.25 SEVERABILITY OF RENTAL AGREEMENT PROVISIONS:

The provisions of this rental agreement are severable. If any provision of this rental 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 the invalid provisions.

2.26 NON-WAIVER:

Any failure to act by Landlord with regard to any specific violation or breach of any term of this Agreement by Tenant shall be considered temporary and does not waive Landlord's right to act

on any future violation or breach by Tenant. Landlord, by accepting payment from Tenant for rent or any other amount owed, is not waiving its right to enforce a violation or breach of any term of this Agreement by Tenant.

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

2.28 PAYMENT FOR DAMAGE:

Tenant is responsible for any damage, waste, or neglect caused by Tenant, any members of Tenant's household, guests or invitees including, but not limited to, damage, waste, or neglect to the Premises, common areas, building, or grounds. Tenant must pay Landlord for any costs to repair or replace any damage, waste, or neglect within ten (10) days of demand. Tenant may be required to pay estimated repair cost before work will begin. Payment of said cost by Tenant does not waive Landlord's right to terminate Tenant's tenancy for causing the damage, waste, or neglect. Failure to pay said amounts within the specified time period is a material breach of this Agreement and grounds for eviction.

2.29 REIMBURSEMENT TO LANDLORD:

If Tenant fails to pay any amounts that Tenant is responsible for under this Agreement, Landlord has the option, but is not required, to pay said amounts on behalf of Tenant and demand reimbursement. Reimbursement must be made within ten (10) days of demand. Reimbursement after Landlord's demand does not waive Landlord's right to terminate Tenant's tenancy for failing to pay said amounts initially. Failure to reimburse Landlord after demand is a material breach of this Agreement and grounds for eviction.

2.30 NO MODIFICATIONS TO PREMISES:

The tenant may not make any modifications to the Premises without the prior written consent of Landlord. Modifications include, but are not limited to, removal of any fixtures, painting of any rooms, installation of blinds or other window coverings, drilling of holes, mounting of flat-screen televisions to the wall, building of any additions, installation of any satellite dishes, or any modifications that would be attached to the ceiling, floor or walls of the Premises. This restriction does not apply to the hanging of photographs, paintings or related items with the use of nails within reason. If Tenant violates this restriction then tenant will be charged the actual costs incurred by Landlord to return the Premises to its original condition. Payment of said costs by Tenant does not waive Landlord's right to terminate Tenant's tenancy for violating this provision.

2.31 REQUIRED NOTICE BY TENANT TO END TENANCY:

All notices to terminate tenancy must be received in Landlord's office at 333 Bishop's Way #160, Brookfield, Wisconsin 53005. **Lease For Term** - Tenant must provide Landlord with written notice of at least two (2) full months or sixty (60) days whichever is greater prior to ending the rental term and vacating the unit. An agreement for term may only be terminated at the end of the rental term. **Month**

to Month Tenancy – Written notice must be received by the other party at least twenty-eight (28) days prior to the ending of a month to month tenancy. A month to month tenancy may only be terminated at the end of a rental period. A rental period runs from the first day of a calendar month through the last day of the calendar month.

By initialing below, you acknowledge and agree to the terms in Section 2.

X _____
Initial Here

3

Sign and Accept

3.1 RENTAL DOCUMENTS:

Landlord has given Tenant a copy of the Residential Rental Agreement as well as any Rules and Regulations, if applicable, for review prior to entering into this Agreement and prior to accepting any earnest money or security deposit.

3.2 NOTES:

NOTE: SIGNING OF THIS AGREEMENT CREATES LEGALLY ENFORCEABLE RIGHTS.

3.3 PETS & WATER BEDS:

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

3.4 EMERGENCY CONTACT:

<<Emergency Contact(s)>>

X _____
Lessee

Date Signed

X _____
Lessor

Date Signed

1

RULES AND REGULATIONS

1.1 TERMS AND CONDITIONS

These Rules and Regulations are incorporated into Tenant's Residential Rental Agreement. If there is any conflict between the terms and conditions of the Rules and Regulations and those contained in the Residential Rental Agreement, the terms and conditions of the Rules and Regulations shall be controlling.

1.2 GENERAL

These Rules and Regulations are necessary to insure the proper use and care of the property as well as to insure the protection and safety of the landlord, his employees, other tenants, and neighbors. Tenant will be responsible for the conduct of any and all family members, guests, invitees, and/or others under tenant's control. The term "tenant" is defined broadly and includes, all persons named in the rental agreement, their family members, guests, invitees, and/or others under their control. Landlord will not tolerate criminal activity or any other activity that disturbs others or damages the property. Landlord has the right to make other reasonable Rules and Regulations as may be necessary for the safety of others and the property. A violation of these Rules and Regulations constitutes a material breach of tenant's rental agreement and may result in termination of tenancy and eviction. These Rules and Regulations will be enforced strictly and without exception.

1.3 USE OF THE PROPERTY

The term "property" is defined broadly and includes, but is not limited to, the home or apartment building, individual rental units, common areas, grounds upon which the home or apartment building is located, and any other associated physical structures. The property is to be used as a personal residence only and is for the individuals listed on the rental agreement only. The property shall not be used to operate any form of business for any reason, including but not limited to, a child-care facility. The property shall not be used for any illegal activity whatsoever or for any activity that in the opinion of the landlord will damage the property. Tenant shall not do anything on the property that may increase the risk of fire or compromise safety, increase the landlord's insurance premiums, or which would be a violation of state or local laws or regulations. Tenant shall not keep any hazardous items on or inside of property including, but not limited to, paint, lacquer, turpentine, paint thinner, acetone, gasoline, motor oil, pesticides, herbicides, kerosene, propane, lighter fluid or any other hazardous, flammable or combustible items. Tenant shall not possess or use on the property the following items including, but not limited to, swimming or wading pools, trampolines, slip 'n slides or any other water recreation devices, air, pellet or BB guns/rifles, explosives, fireworks, sparklers, candles, live Christmas trees, space heaters or any other items that, in the opinion of landlord, create an unreasonable risk of injury or damage, without the prior written consent of landlord. Tenant is prohibited from using any portion of the basement or attic as a living quarters including, but not limited

to, for sleeping. No rummage sales, or sales of any kind, may be held on the property without the prior written consent of landlord. No car washes, for profit or otherwise, may be held on the property without the prior written consent of landlord. Tenant agrees to use all appliances, fixtures, and equipment in a safe manner and only for the purpose for which it was intended. Tenant agrees not to destroy, deface, damage, or remove, any part of the property.

1.4 APPEARANCE & UPKEEP OF PROPERTY

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 consent of landlord. Tenant shall use only appropriate window coverings, such as drapes or blinds. Rugs, towels, blankets, or sheets are not allowed. Tenant agrees to keep the rental unit in a clean, safe, and sanitary condition and not litter the property. 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 fixture. Tenant is responsible for replacing any batteries for smoke alarm and carbon monoxide detectors located within the rental unit. Tenant agrees to regularly and properly dispose of garbage and recyclable materials and to place such items in the proper receptacles provided for that purpose. Neither garbage nor recyclable materials shall be kept on the porch, common areas, or grounds. Tenant agrees to comply with any and all laws, ordinances, and/or regulations regarding the collection, sorting, separation, and recycling of materials. If tenant wishes to dispose of any large items, it is the responsibility of tenant to make special arrangements in accordance with local ordinances and laws, to dispose of such items. Any charges incurred by landlord as a result of tenant's failure to comply with the above will be the responsibility of the tenant. 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 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 the tenant's responsibility. Tenant shall cooperate with the landlord to keep common areas and grounds in a safe and clean condition. Tenant agrees to promptly notify landlord of any maintenance or repair issues.

1.5 MODIFICATIONS TO PROPERTY

Tenant is prohibited from making any alterations, additions, or improvements to the inside or outside of the property, including but not limited to, painting, varnishing, wallpapering, or installing any fixtures, without the prior written consent of landlord. No personal cameras or recording devices shall be mounted on the exterior/hallway of any building. Should tenant make any alterations, additions or improvements in violation of the above, landlord may immediately remove it and tenant will be responsible for all costs incurred by landlord to return the property to its original condition. Tenant is not authorized to instruct any contractors hired by landlord to provide any additional services not previously authorized by landlord.

1.6 DAMAGE, WASTE, OR NEGLECT

If the property is damaged as a result of the intentional acts, negligence, carelessness, or misuse by tenant, tenant will be responsible for the repair costs incurred by landlord. Tenant must

reimburse landlord within ten (10) days of demand for any damage, waste, or neglect to the property and/or any other amounts owed due to tenant's failure to follow these Rules and Regulations.

1.7 CHANGING LOCKS

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. 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. Tenant will be responsible for any repair costs incurred by landlord to gain entry to property if tenant does not provide landlord with a new key within twenty four (24) hours. 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 landlord.

1.8 PLUMBING

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 will not dispose of any cloth, metal, glass, wool, plastic, condoms, feminine hygiene products, or similar items in the toilet, sink, or garbage disposal. Tenant will immediately report to landlord in writing if any pipes or faucets are leaking or if any toilet continues to run. If tenant fails to notify landlord, then tenant will be responsible for any increased water bill. Tenant will not leave water running except during actual use. Tenant will only do laundry in designated areas and during the posted hours unless otherwise approved by landlord.

1.9 SMOKING

Any damage to the property as a result of tenant's smoking will be the tenant's responsibility.

1.10 WATERBEDS

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

1.11 LOITERING

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

1.12 NOISES & ODORS

Tenant will not make or permit noises, odors, or other acts that will disturb the right or comfort of other tenants and/or neighbors. Tenant agrees to keep the volume of any radio, stereo, television, computer, musical instrument, or any other device at a level that will not disturb other tenants or neighbors.

1.13 GUESTS

Tenant is responsible for the conduct of any and all guests. No guest may reside in the property for more than fourteen (14) non-consecutive days within any one (1) year period or for more than three (3) consecutive days within any one (1) month period. No guest shall remain on the property unless tenant is also present.

1.14 PETS

Pets are not permitted on the property at any time without the prior written consent of landlord.

1.15 GRILLING

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

1.16 SUBLETTING / ASSIGNMENT

Tenant shall not assign or sublet the property, or any part of the property, without the prior written consent of landlord. This prohibition includes, but is not limited to, short-term rentals and/or vacation rentals through websites like Airbnb, Homeaway, or VRBO.

1.17 VEHICLES

Only vehicles authorized by landlord may be parked on property. Tenant must register the license plate number, model, and make of tenant(s) vehicle(s). Vehicles of tenant's guests must be parked in designated spaces, if any, otherwise they must be parked on the street. Tenant's guests or invitees may not park their vehicles in other tenant's parking spaces. Tenant shall not park any unregistered, unlicensed, or inoperable vehicles on the property. Tenant shall not park any commercial or recreational vehicles on the property without the prior written consent of landlord. At no time is tenant allowed to repair vehicles on the property, including but not limited to, changing flat tires and/or changing oil. Any unauthorized, unregistered, or inoperable vehicles on the property may be ticketed and/or towed. Tenant shall not drive any vehicle on the grass or sidewalk at any time. Vehicles must be maintained in reasonably good repair and shall not drip fluids or cause damage to landlord's property. If tenant's vehicle causes any damage to the property, such costs to repair, will be the tenant's responsibility. Tenant shall not wash any vehicles on the property without the prior written consent of landlord.

1.18 GARAGES

No gas or flammable materials may be stored in the garage. No car heaters may be used in the garage. Garage doors should be kept closed at all times except when exiting or entering garage.

1.19 INSURANCE

It is tenant's responsibility to obtain insurance coverage for their personal property stored on the property. Landlord shall not be responsible for any loss or damage to tenant's property unless the loss or damage was the result of landlord's negligent acts or omissions.

1.20 NON-WAIVER

Any failure to act by Landlord with regard to any specific violation or breach of these Rules and Regulations by Tenant shall be _ considered temporary and does not waive Landlord's right to act on any future violation or breach by Tenant.

1.21 VIOLATIONS

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

X

Date Signed

1

Nonstandard Rental Provisions

1.1 OVERVIEW

The Nonstandard Rental Provisions listed below are part of your rental agreement and list the various charges and costs that your landlord may assess and withhold from your security deposit.

1.2 LATE FEE

A late fee of \$50 per month and an additional \$5 per day as set forth in the rental agreement upon all late rental payments. These fees may be deducted from Tenant's security deposit.

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1.3 RETURNED CHECK/STOP PAYMENT FEE

If any payment by the Tenant is returned unpaid due to insufficient funds or for any other reason, the Tenant will be responsible for the actual costs incurred by the Landlord as a result. These costs may be deducted from Tenant's security deposit.

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1.4 GARBAGE/TRASH REMOVAL

If the Tenant leaves garbage or trash in hallway, outside of door of unit, or in any other common area of building or grounds which is not designated for the deposit of garbage or trash, the Tenant will be responsible for the actual costs incurred by the Landlord as a result. These costs may be deducted from Tenant's security deposit.

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1.5 FAILURE TO PROPERLY DISPOSE OF RECYCLABLES

It is the Tenant's responsibility to separate all recyclable materials and deposit them in appropriate containers as required by law or local ordinance. If the Tenant fails to do so, the Tenant will be responsible for the actual costs incurred by the Landlord as a result. These costs may be deducted from Tenant's security deposit.

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1.6 PARKING

The Tenant may only park their vehicle in the designated area or space as set forth in the rental agreement or other rental document. If the Tenant parks a vehicle anywhere other than the designated area, the Tenant will be responsible for the actual costs incurred by the Landlord as a result. Inoperable vehicles and vehicles in the process of being repaired may not be kept on the premises and the Tenant will be responsible for the actual costs incurred by the Landlord as a result. The Tenant must ensure that all visitors follow the rules or else the Tenant will be responsible for any costs incurred by the Landlord as a result. These costs may be deducted from Tenant's security deposit.

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1.7 FAILURE TO PERMIT ACCESS TO UNIT

If the Tenant fails to permit access to the unit after Landlord has properly complied with all notice provisions set forth in Wis. Stat. ch. 704 and Wis. Admin. Code § ATPC 134, the Tenant will be responsible for the actual costs incurred by the Landlord as a result. These costs may be deducted from Tenant's security deposit.

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1.8 RETURN OF KEYS/GARAGE DOOR OPENER

If the Tenant fails to return all keys, including, but not limited to, mailbox, laundry, and storage keys, as well as garage door openers upon vacating, the Tenant will be responsible for all costs incurred by the Landlord as a result. These costs may be deducted from Tenant's security deposit.

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1.9 MODIFICATIONS TO UNIT

Tenant is not allowed to make any modifications to unit without the prior written consent of Landlord as set forth in the rental

agreement. If Tenant makes modifications to unit without the prior written consent of Landlord then Tenant will be charged the actual costs to return the unit to its original condition. Such charges may be deducted from Tenant's security deposit.

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1.10 RE-RENTAL COSTS

If Tenant vacates the unit without proper notice or is removed from the property for failure to pay rent or any other breach of rental agreement, Tenant is liable for all charges permitted under Wis. Stat. § 704.29, including but not limited to all costs incurred to re-rent the vacated unit and all utilities for which Tenant is responsible through the end of the term of the rental agreement, subject to the Landlord's duty to mitigate. Such charges may be deducted from Tenant's security deposit.

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1.11 FAILURE TO VACATE AT END OF LEASE OR AFTER NOTICE

If Tenant remains in possession of the premises without the consent of Landlord after expiration of lease or termination of tenancy by notice given by either Landlord or Tenant, or after termination by valid agreement of the parties, Tenant shall be liable for any damages suffered by Landlord because of Tenant's failure to vacate within the time required. In absence of proof of greater damages, Landlord shall recover as minimum damages twice the rental value apportioned on a daily basis for the time Tenant remains in possession. Should the Tenant's hold over result in the loss of any portion of rent by Landlord, Tenant shall be responsible for any lost rent. These charges may be deducted from Tenant's security deposit.

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1.12 RENTAL PROMOTION/CONCESSION

If Tenant vacates the rental unit prior to the end of the rental term, is evicted prior to the end of the rental term, or if Tenant's tenancy is terminated for any reason prior to the end of the rental term, Tenant will forfeit any rent promotion/concession received. Any forfeited rent promotion/concession will be treated as unpaid rent and will immediately become due and payable by Tenant. Any forfeited rent promotion/concession may be deducted from Tenant's security deposit.

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1.13 DAMAGE, WASTE OR NEGLECT

The Tenant is responsible for any damage, waste, or neglect to the premises, including but not limited to, the building, grounds upon which the building sits, rental unit, and any common areas. The premises should be left in the same condition that it was received less any normal wear and tear. If there is damage, waste, or neglect to the premises, the Tenant will be responsible for the actual costs incurred by the Landlord as a result. These costs may be deducted from Tenant's security deposit.

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1.14 UNAUTHORIZED GUESTS/PETS

If an unauthorized person occupies the unit for more than 1 week the Tenant will be responsible for an additional \$300.00 charge per month for each unauthorized person. If an unauthorized pet occupies the unit the Tenant will be responsible for an additional \$600.00 charge per month for each unauthorized pet. Such charges may be deducted from Tenant's security deposit.

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1.15 DNA SCREENING SERVICE - POOPRINTS

If the property has implemented DNA Screening Service, any Tenant with a pet or an assistance animal is required to register with PooPrints, a third-party DNA screening service, which Landlord has partnered with in an attempt to eliminate animal waste being left on the building grounds. Tenant must pay a \$50 DNA screening fee. Tenant will also be responsible for paying the following amounts should Tenant fail to pick up after their pet or assistance animal as verified by PooPrints.

- First time - \$200
- Second time - \$350
- Third and/or subsequent times - \$400 and/or termination of tenancy

The above amounts must be paid within 10 days of demand or along with Tenant's next scheduled rental payment after Tenant has been advised of the violation by Management, whichever is sooner. These fees and costs may be deducted from Tenant's security deposit.

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1.16 NON STANDARDS

Tenant acknowledges that landlord or landlord's agent has specifically identified each nonstandard rental provision with tenant prior to entering into a rental agreement.

X

Date Signed