

RESIDENTIAL RENTAL AGREEMENT

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

3 **TENANT:** (_____ adults and _____ children)

4 _____
5 _____
6 _____

7 **PREMISES:** Building Address

8 _____
9 _____ (street)
10 _____ (city, village, town) _____ (state) _____ (zip)

11 Apartment/room/unit: _____

12 Other: _____

13 Included furnishings/appliances: refrigerator, range, oven

14 other (list or attach addendum): _____

15 _____

16 _____

17 _____

18 **RENT:** Rent of \$ _____ for Premises and

19 \$ _____ for other (specify _____)

20 is to be received no later than the _____ day of each month

21 and is payable at _____.

22 If rent is received after _____

23 the Tenant shall pay a late fee of \$ _____.

24 Charges incurred by Landlord for Tenant's returned checks are

25 payable by Tenant. Landlord shall provide a receipt for cash

26 payments of rent. **All tenants, if more than one, are jointly and**

27 **severally liable for the full amount of any payments due**

28 **under this Agreement.** Acceptance of a delinquent payment

29 does not constitute a waiver of that default or any other default

30 under this Agreement. Other Landlord or Tenant obligations:

31 _____

32 _____

33 _____

34 _____

35 _____

36 _____

LANDLORD: _____

Agent for
service of _____ (name) _____ (phone)
process _____ (address)

_____ (city, village, town) _____ (state) _____ (zip)

Agent for
maintenance, _____ (name) _____ (phone)
management _____ (address)

_____ (city, village, town) _____ (state) _____ (zip)

Agent for
collection of _____ (name) _____ (phone)
rents _____ (address)

_____ (city, village, town) _____ (state) _____ (zip)

TERM: (Strike either (a) or (b) enter complete date.)

(a) Month to month beginning on _____; or

(b) For a term of _____ months beginning on _____,

and ending on _____.

NOTE: An Agreement for a fixed term expires without further notice. If tenancy is to be continued beyond this term, parties should make arrangements for this in advance of the expiration.

UTILITIES: Check if paid by:

	Landlord	Tenant
Electricity	_____	_____
Gas	_____	_____
Heat	_____	_____
Air Conditioning	_____	_____
Sewer/Water	_____	_____
Hot Water	_____	_____
Trash	_____	_____
Other _____	_____	_____

59 **NOTICE TO VACATE:** Lease for Term – Before moving out you must give in writing via email or registered mail at least sixty(60) days notice prior
60 to move out at the address listed in line 35 or email address listed in line 36. Your notice will not release you from liability for the full term of the
61 lease. Month to Month Tenancy – Written notice must be received by the other party at least sixty (60) days prior to the ending of a month to
62 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
63 calendar month through the last day of a calendar month.

64 **CONTROLLING LAW:** Landlord and Tenant understand their rights and obligations under this Agreement and that they are subject to the laws
65 of Wisconsin, including Wis. Stat. ch. 704 and ch. 799, Wis. Admin. Code § ATCP 134, and applicable local ordinances. Both parties shall obey
66 all governmental orders, rules and regulations related to the Premises, including local housing codes.

67 **CONDITION OF PREMISES:** Tenant has had the opportunity to inspect the rental unit and has determined that it will fulfill their needs and
68 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
69 taking occupancy. Tenant agrees to maintain the premises during their tenancy and return it to Landlord in the same condition as it was received
70 less normal wear and tear.

71 **POSSESSION AND ABANDONMENT:** Landlord shall give Tenant possession of the Premises as provided. Tenant shall vacate the Premises
72 and return all of Landlord's property promptly upon the expiration of this Agreement, including any extension or renewal, or its termination, in
73 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
74 under this Agreement, except that, if the Tenant vacates before the last day of the tenancy, and gives Landlord written notice that Tenant has
75 vacated, surrender occurs when Landlord receives the written notice that Tenant has vacated. If the Tenant mails the notice to Landlord,
76 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,
77 surrender occurs when Landlord learns that Tenant has vacated. If Tenant abandons the Premises before expiration or termination of this
78 Agreement or its extension or renewal, or if the tenancy is terminated for Tenant's breach of this Agreement, Landlord shall make reasonable
79 efforts to re-rent the Premises and apply any rent received, less costs of re-renting, toward Tenant's obligations under this Agreement. Tenant
80 shall remain liable for any deficiency. If Tenant is absent from the Premises for two (2) successive weeks without notifying Landlord in writing of
81 this absence, Landlord may deem the Premises abandoned unless rent has been paid for the full period of the absence.

82 **ABANDONED PROPERTY:** If Tenant vacates or is evicted from the premises and leaves personal property, Landlord may presume, in the
83 absence of a written agreement between the Landlord and Tenant to the contrary, that the Tenant has abandoned the personal property and
84 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
85 personal property that tenant leaves behind when tenant vacates or is evicted from the premises, except for prescription medicine or prescription
86 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
87 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
88 personal service, regular mail, or certified mail to Tenant's last known address, prior to disposal.

89 **USE OF PREMISES AND GUESTS:** Tenant shall use the Premises for residential purposes only. Operating a business or providing child care
90 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
91 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
92 which would adversely affect coverage under a standard fire and extended insurance policy. Tenant may have guests residing temporarily in
93 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
94 the size and facilities of the Premises. No guest may remain for more than two (2) weeks without written consent of Landlord which will not be
95 unreasonably withheld. Tenant shall be liable for any property damage, waste, or neglect of the Premises, building, or development in which it is
96 located, that is caused by the negligence or improper use by Tenant or Tenant's guests and invitees.

97 **NON-LIABILITY OF LANDLORD:** Landlord, except for his negligent acts or omissions, shall not be liable for injury, loss, or damage which
98 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
99 interruption in any service from any cause whatsoever, (c) fire, water, rain, frost, snow, gas, odors, or fumes from any source whatsoever, (d) injury
100 or damages caused by bursting or leaking pipes or back up of sewer drains and pipes, (e) disrepair or malfunction of the Premises, appliances,
101 and/or equipment unless Landlord was provided with prior written notice by Tenant of the problem. Tenant holds Landlord harmless from any
102 claims or damages resulting from the acts or omissions of Tenant, Tenant's guests or invitees, and any third parties, including other tenants.

103 **CRIMINAL ACTIVITY PROHIBITED:** Tenant, any member of Tenant's household, guest, or invitee shall not engage in or allow others to
104 engage in any criminal activity, including drug-related criminal activity, in the Premises or on the property. Pursuant to Wis. Stat. § 704.17(3m),
105 Landlord may terminate the tenancy of Tenant, without giving Tenant an opportunity to remedy the default, upon notice requiring Tenant to
106 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
107 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
108 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
109 peaceful enjoyment of their residences by persons residing in the immediate vicinity of the Premises, (c) criminal activity that threatens the
110 health or safety of Landlord or an agent or employee of Landlord, (d) drug-related criminal activity, which includes the manufacture or
111 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.
112 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
113 criminal activity.

114 **DANGEROUS ITEMS AND ACTIVITIES PROHIBITED:** Tenant, any member of Tenant's household, guest, or invitee shall not possess or use
115 on the property the following items including, but not limited to, swimming or wading pools, trampolines, slip 'n slides or any other water
116 recreation devices, air, pellet or BB guns/rifles, explosives, fireworks, sparklers, candles, space heaters or any other items that, in the opinion of
117 Landlord, create an unreasonable risk of injury or damage, without the prior written consent of Landlord.

118 **MAINTENANCE:** Pursuant to Wis. Stat. § 704.07, Landlord shall keep the structure of the building in which the Premises are located and those
119 portions of the building and equipment under Landlord's control in a reasonable state of repair. Tenant shall maintain the Premises under Tenant's
120 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,
121 normal wear and tear excluded. Tenant shall not physically alter or redecorate the Premises, cause any contractor's lien to attach to the
122 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
123 appearance of the Premises or the property in which it is located, unless otherwise allowed under the rules or unless Landlord has granted
124 specific written approval. Landlord shall keep heating equipment in a safe and operable condition. Whichever party is obligated to provide heat
125 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.

126 **NO MODIFICATIONS TO PREMISES:** Tenant may not make any modifications to the Premises without the prior written consent of Landlord.
127 Modifications include, but are not limited to, removal of any fixtures, painting of any rooms, installation of blinds or other window coverings,
128 drilling of holes, building of any additions, or any modifications that would be attached to the ceiling, floor or walls of the Premises. This restriction
129 does not apply to the hanging of photographs, paintings or related items within reason. If Tenant violates this provision Tenant will be charged the
130 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
131 to terminate Tenant's tenancy for violating this provision.

132 **EXTERMINATION COSTS:** Tenant will be responsible for the costs of extermination or removal of any insects, pests, or rodents that are
133 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,
134 negligence, failure to keep the Premises clean, failure to remove garbage and waste, and/or improper use of the Premises.

Page 3 of 3

NONSTANDARD RENTAL PROVISIONS

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.

Name of Tenant(s): _____

Address of Premises: _____
 (Street) (City, State, Zip)

Note: Landlord may strike (x) any provisions that are not applicable and/or add any additional provisions as needed.

1. _____ 1 **LATE FEE:** A late fee of \$ _____ will be charged as set forth in the rental agreement upon all late rental
 2 payments. These fees may be deducted from Tenant's security deposit.
2. _____ 3 **RETURNED CHECK/STOP PAYMENT FEE:** If any payment by Tenant is returned unpaid due to insufficient
 4 funds or for any other reason, Tenant will be charged a fee of \$ _____ per occurrence. If Landlord incurs
 5 any other costs or fees as a result of Tenant's payment being returned due to insufficient funds or for any other
 6 reason, Tenant will also be charged the actual costs incurred by Landlord as a result. These fees and costs may
 7 be deducted from Tenant's security deposit.
3. _____ 8 **GARBAGE/TRASH REMOVAL:** If Tenant leaves garbage or trash in hallway, outside of door of unit, or in any
 9 other common area of building or grounds which is not designated for the deposit of garbage or trash, Tenant will
 10 be charged a fee of \$ _____ plus the actual costs incurred by Landlord to remove the garbage or trash. These
 11 fees and costs may be deducted from Tenant's security deposit.
4. _____ 12 **FAILURE TO PROPERLY DISPOSE OF RECYCLABLES:** It is the Tenant's responsibility to separate all recyclable
 13 materials and deposit them in appropriate containers as required by law or local ordinance. If Tenant fails to
 14 separate recyclable materials and deposit them in the appropriate containers, Tenant will be charged a fee of
 15 \$ _____ for each occurrence plus the actual costs incurred by Landlord to properly dispose of the recyclables.
 16 These fees and costs may be deducted from Tenant's security deposit.
5. _____ 17 _____
 18 _____
 19 _____
 20 _____
 21 _____
6. _____ 22 **PARKING:** Tenant may park his/her vehicle in the designated area or space as set forth in the rental agreement.
 23 If Tenant parks his/her vehicle anywhere other than the designated area or space Tenant will be charged a fee
 24 of \$ _____ for each day that the vehicle is parked in a non-designated space. Inoperable vehicles and vehicles
 25 in the process of being repaired may not be kept on the Premises and the above-mentioned fee will also be charged
 26 to Tenant for each day that this rule is not followed. Tenant must ensure that all visitors follow the rules or risk being
 27 charged the above-mentioned fees. These fees may be deducted from Tenant's security deposit.
7. _____ 28 **FAILURE TO PERMIT ACCESS TO UNIT:** If Tenant fails to permit access to unit after Landlord has properly
 29 complied with all notice provisions set forth in Wis. Stat. ch. 704 and Wis. Admin. Code § ATCP 134, Tenant will
 30 be charged a fee of \$ _____ for each occurrence. Tenant will also be charged for any damages and/or costs
 31 incurred by Landlord as a result of Tenant's failure to allow access to unit. These fees and costs may be deducted
 32 from Tenant's security deposit.
8. _____ 33 **RETURN OF KEYS/GARAGE DOOR OPENER:** If Tenant fails to return all keys including, but not limited to,
 34 mailbox, laundry, and storage keys, as well as garage door openers upon vacating, Tenant will be charged
 35 a fee of \$ _____. These fees may be deducted from Tenant's security deposit.
9. _____ 36 **DAMAGE, WASTE OR NEGLECT:** Tenant is responsible for any damage, waste or neglect to the Premises
 37 including but not limited to the: building, grounds upon which the building sits, rental unit, and any common
 38 areas. The Premises should be left in the same condition that it was received less any normal wear and tear.
 39 If there is any damage, waste or neglect to the Premises, Tenant will be charged the actual costs incurred by
 40 Landlord up to \$ _____ per hour plus the costs of any materials. These fees and costs may be deducted from
 41 Tenant's security deposit.
10. _____ 42 **MODIFICATIONS TO UNIT:** Tenant is not allowed to make any modifications to unit without the prior written
 43 consent of Landlord. If Tenant makes modifications to unit without the prior written consent of Landlord then
 44 Tenant will be charged the actual costs to return the unit to its original condition. These costs may be deducted
 45 from Tenant's security deposit.

Name of Tenant(s): _____

11. _____ 46 **REMOVAL OF ABANDONED PROPERTY:** If Tenant leaves behind any personal property after vacating or if
 47 Tenant's personal property is removed by the Sheriff and/or a moving company pursuant to an eviction, Tenant
 48 will be charged the actual costs incurred by Landlord to remove and/or dispose of Tenant's personal property.
 49 These fees and costs may be deducted from Tenant's security deposit.

12. _____ 50 **RE-RENTAL COSTS:** If Tenant vacates the unit without proper notice or is removed from the property for failure
 51 to pay rent or any other breach of rental agreement, Tenant will be responsible for all charges permitted under
 52 Wis. Stat. § 704.29 including, but not limited to, all costs incurred to re-rent the vacated unit and all utilities for
 53 which Tenant is responsible through the end of the term of the rental agreement, subject to Landlord's duty to
 54 mitigate. These charges may be deducted from Tenant's security deposit.

13. _____ 55 **FAILURE TO VACATE AT END OF LEASE OR AFTER NOTICE:** If Tenant remains in possession of the premises
 56 without the consent of Landlord after expiration of lease or termination of tenancy by notice given by either
 57 Landlord or Tenant, or after termination by valid agreement of the parties, Tenant shall be liable for any damages
 58 suffered by Landlord because of Tenant's failure to vacate within the time required. In absence of proof of greater
 59 damages, Landlord shall recover as minimum damages twice the rental value apportioned on a daily basis for the
 60 time Tenant remains in possession. Should Tenant's hold over result in the loss of any portion of rent by Landlord,
 61 Tenant shall be responsible for any lost rent. These charges may be deducted from Tenant's security deposit.

14. _____ 62 **RENTAL PROMOTION/CONCESSION:** If Tenant vacates the rental unit prior to the end of the rental term, is
 63 evicted prior to the end of the rental term, or if Tenant's tenancy is terminated for any reason prior to the end
 64 of the rental term, Tenant will forfeit any rent promotion/concession received. Any forfeited rent promotion/
 65 concession will be treated as unpaid rent and will immediately become due and payable by Tenant. Any forfeited
 66 rent promotion/concession may be deducted from Tenant's security deposit.

15. _____ 67 _____
 68 _____
 69 _____

16. _____ 70 _____
 71 _____
 72 _____

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

75 Date: _____ Tenant Signature

76 _____ Owner/Agent of Owner Signature Tenant Signature

77 _____ Tenant Signature

78 _____ Tenant Signature

79 **When To Use:** A Nonstandard Rental Provisions document must be used if a landlord wants to deduct anything from a tenant's
 80 security deposit other than: (a) tenant damage, waste, or neglect of the premises; (b) unpaid rent; (c) payment for utility service owed
 81 by tenant that was provided by landlord but not included in the rent; (d) payment for direct utility service owed by the tenant that was
 82 provided by a government-owned utility, to the extent that the landlord becomes liable for tenant's nonpayment; (e) unpaid monthly
 83 municipal permit fees assessed against the tenant by a local unit of government under Wis. Stat. § 66.0435(3), to the extent that
 84 the landlord becomes liable for the tenant's nonpayment. The landlord shall specifically identify each provision with the tenant(s)
 85 prior to entering into a rental agreement with the tenant. When tenant initials each nonstandard rental provision and tenant(s) signs
 86 at the end of document, it will be rebuttably presumed that the landlord has specifically identified the provision with the tenant and
 87 that the tenant has agreed to it.

88 Wis. Stat. § 704.28(2).

Bed Bug Addendum

ADDENDUM TO RESIDENTIAL RENTAL AGREEMENT

Name of Tenant(s): _____

Address of Premises: _____

(Street) (City, State, Zip)

This Addendum contains the terms, conditions, and rules related to Landlord's bed bug policy and is incorporated into Tenant's Residential Rental Agreement.

Landlord has inspected Tenant's rental unit and is not aware of the presence of any bed bugs in the unit.

Tenant Disclosures

(If true, Tenant should initial A, B and C below.)

- A. _____ Tenant has inspected the rental unit prior to moving in and did not see any signs of bed bugs in the unit.
- B. _____ Tenant is not aware of any bed bugs in his/her current residence.
- C. _____ All of Tenant's personal property including, but not limited to, furniture, bedding, clothing, shoes and other personal belongings that will be moved into the rental unit are free from bed bugs.

Inspection By Tenant

1. Tenant agrees to regularly inspect his/her rental unit for signs of bed bugs.
2. Tenant understands that used or second-hand furniture is one of the most frequent ways that bed bugs are introduced to rental properties. Tenant agrees to inspect any used or second-hand furniture prior to moving it into the rental unit. Tenant understands and agrees that unless he/she is certain that any used or second-hand furniture is free from bed bugs that he/she will not move it into the rental unit.
3. Tenant will allow Landlord or its agents to inspect the rental unit for bed bugs as allowed by law.

Reporting of Bed Bugs

4. Tenant agrees to immediately notify Landlord in writing if any of the following occur: (a) bed bugs are found in the rental unit, (b) Tenant suspects that bed bugs might be present in the rental unit, or (c) Tenant notices unexplained and reoccurring bites on his/her body. Failure to immediately notify Landlord could result in bed bugs spreading to other rental units and common areas which will cause the treatment and eradication of the bed bugs to be more difficult, time consuming and expensive.
5. Tenant should not attempt to treat any bed bug infestation himself/herself. Self-treating for bed bugs may result in injuries to Tenant and/or causing the infestation to become worse.

Tenant has read and accepts all terms and conditions of this addendum.

Tenant _____ Signature _____ Date _____ Tenant _____ Signature _____ Date _____

Tenant _____ Signature _____ Date _____ Tenant _____ Signature _____ Date _____

Owner/Agent of Owner _____ Signature _____ Date _____

Cooperation with Treatment

6. If bed bugs are found in Tenant's unit, Tenant must fully cooperate with any and all treatment efforts of Landlord and/or its pest management company or other service provider.
7. Treatment typically requires that rental units next to, above, and below the unit infested with bed bugs also be treated.
8. Treatment may require, but is not limited to, the following: (a) Tenant temporarily vacating the rental unit, (b) temporary removal of personal property, (c) sealing of personal property in plastic bags, (d) removal and destruction of personal property that cannot be treated, (e) laundering of bedding and clothing, (f) purchase of and placement of mattress and box spring in a special plastic encasement, (g) de-cluttering the rental unit, (h) vacuuming of all flooring on a daily basis, and/or (i) moving all furniture to the center of the room. Specific instructions and recommendations will be provided as needed by Landlord and/or its pest management company or other service provider.
9. More than one treatment of Tenant's rental unit may be required. Tenant must cooperate throughout the entire treatment process until Landlord and/or its pest management company or other service provider determine that treatment is complete.

Default

10. Failure to comply with the terms of this Addendum include, but are not limited to, the following: (a) misrepresenting any Tenant Disclosure, (b) failing to immediately notify Landlord in writing of the presence of bed bugs, (c) refusing to allow Landlord or its agents to inspect the rental unit, (d) failing to cooperate with the preparation of the rental unit for treatment, (e) refusing to allow access to the rental unit for treatment, (f) failing to cooperate with any post-treatment requirements, and/or (g) any other action that results in the delay of treatment or increases the cost of treatment.
11. Failure to comply with the terms of this Addendum shall entitle Landlord to pursue any and all rights under this Addendum, Tenant's Residential Rental Agreement, and/or applicable law including, but not limited to, terminating Tenant's tenancy and evicting Tenant.

Treatment Costs

12. Tenant will be responsible for the costs of treatment and/or eradication of any bed bugs resulting from the acts or negligence of Tenant, Tenant's household members, guests or invitees.
13. Tenant may be responsible for other costs and damages incurred by Landlord, in addition to the cost of treatment and/or eradication of bed bugs, resulting from the acts or negligence of Tenant, Tenant's household members, guests or invitees.

Indemnification & Hold Harmless

14. Tenant agrees to indemnify and hold Landlord harmless from any actions, claims, losses, damages and expenses including, but not limited to, attorney's fees, that may be incurred as a result of the acts or omissions of Tenant, Tenant's household members, guests or invitees.
15. Unless caused by the intentional or negligent acts or omissions of Landlord, Landlord is not responsible for any damage or destruction of Tenant's personal property or injuries arising from any bed bug infestation.

Renter's Insurance

16. Tenant understands that Landlord's insurance does not cover any of Tenant's personal property that may be damaged or destroyed by bed bugs or bed bug treatment. Tenant also understands that Landlord's insurance does not protect Tenant from any loss or damage caused by the actions of Tenant, Tenant's household members, guests or invitees. Landlord recommends and Tenant understands that Renter's Insurance which may cover such damage is readily available and may be purchased by Tenant.

RENTER'S INSURANCE DISCLOSURE

ADDENDUM TO RESIDENTIAL RENTAL AGREEMENT

This addendum to the Residential Rental Agreement is a statement of renter's Insurance disclosure for the following tenants named on the rental agreement:

Tenant(s): _____

Address: _____ Unit No.: _____

City: _____ State: _____ Zip: _____

The following is:

☐ REQUIRED

☐ RECOMMENDED

that each Tenant purchase Renter's Insurance to protect both Tenant's personal property and Tenant himself/herself from any liabilities that Tenant may create while residing at the Property.

Tenant understands that Landlord's insurance does not protect Tenant's personal property from damage caused by burglary, vandalism, electrical surge or failure, lightning strike, freezing, wind damage, heat damage, water damage, hail damage, fire damage, smoke damage, acts of God, or for any other reason not caused by Landlord.

Tenant also understands that Landlord's insurance does not protect Tenant for loss or damage caused by Tenant's actions or those of Tenant's guests. Tenant understands that if Tenant does not purchase Renter's Insurance that Tenant may be held responsible for any loss or damage caused by Tenant's actions or actions of Tenant's guests.

Tenant understands that Renter's Insurance is readily available and can be purchased relatively inexpensively. If Tenant does not purchase Renter's Insurance, then Tenant will be "self-insured" and therefore may become personally responsible for damages caused by Tenant to other persons or property of others.

If Tenant is required to purchase Renter's Insurance, as set forth above, then Tenant agrees to maintain, at Tenant's own expense, a renter's insurance policy during the term of Tenant's Residential Rental Agreement and any subsequent renewals. Tenant understands that if it is required that Tenant purchase and maintain Renter's Insurance that failure to do so is a breach of Tenant's Rental Agreement and grounds for termination of Tenant's tenancy and the filing of an eviction action.

Tenant understands and agrees that it is in Tenant's best interest to purchase Renter's Insurance.

Date: _____

Tenant Signature

Landlord/Agent Signature

Tenant Signature

Tenant Signature

Tenant Signature

RULES AND REGULATIONS

Tenant(s): _____

Address: _____ City: _____ State: _____ Zip: _____

GENERAL

- 1 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.
- 2 Tenant will be responsible for the conduct of any and all family members, guests, invitees, and/or others under tenant's control.
- 3 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.
- 4 Landlord will not tolerate criminal activity or any other activity that disturbs others or damages the property.
- 5 Landlord has the right to make other reasonable rules and regulations as may be necessary for the safety of others and the property.
- 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 eviction.
- 7 These rules and regulations will be enforced strictly and without exception.

USE OF THE PROPERTY

- 8 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.
- 9 The property is to be used as a personal residence only and is for the individuals listed on the rental agreement only.
- 10 The property shall not be used to operate any form of business for any reason, including but not limited to, a child-care facility.
- 11 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.
- 12 Tenant shall not do anything in the premises or 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.
- 13 Tenant shall not keep any hazardous items inside of the property, including but not limited to: lighter fluid, gasoline, kerosene, propane, paint thinner, acetone, or other volatile materials.
- 14 No rummage sales, or sales of any kind, may be held on the property without the prior written consent of landlord.
- 15 No car washes, for profit or otherwise, may be held on the property without the prior written consent of landlord.
- 16 Tenant agrees to use all appliances, fixtures, and equipment in a safe manner and only for the purpose for which it was intended.
- 17 Tenant agrees not to destroy, deface, damage, or remove, any part of the property.

APPEARANCE & UPKEEP OF PROPERTY

- 18 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.
- 19 Tenant shall use only appropriate window coverings, such as drapes or blinds. Rugs, towels, blankets, or sheets are not allowed.
- 20 Tenant agrees to keep the rental unit in a clean, safe, and sanitary condition and not litter the property.
- 21 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.
- 22 Tenant is responsible for replacing any batteries for smoke alarm and carbon monoxide detectors located within the rental unit.
- 23 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.
- 24 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.
- 25 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.
- 26 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.
- 27 Tenant shall cooperate with the landlord to keep common areas and grounds in a safe and clean condition.
- 28 Tenant agrees to promptly notify landlord of any maintenance or repair issues.

MODIFICATIONS TO PROPERTY

- 29 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.
- 30 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.
- 31 Tenant is not authorized to instruct any contractors hired by landlord to provide any additional services not previously authorized by landlord.

DAMAGE TO THE PROPERTY

- 32 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.
- 33 Tenant must reimburse landlord for any repair costs within fifteen (15) days of demand.

CHANGING LOCKS

- 34 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.
- 35 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.
- 36 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.
- 37 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.

PLUMBING

- 38 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.
- 39 Tenant will immediately report to landlord in writing if any pipes or faucets are leaking or if any toilet continues to run.
- 40 Tenant will not leave water running except during actual use.
- 41 Tenant will only do laundry in designated areas and during the posted hours unless otherwise approved by landlord.

SMOKING

- 42 No smoking is allowed on the property at any time unless otherwise indicated in writing by landlord.
- 43 Any damage to the property as a result of tenant's smoking will be the tenant's responsibility.

WATERBEDS

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

LOITERING

- 45 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.

NOISES & ODORS

- 46 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 volume of any radio, stereo, television, computer, musical instrument, or any other device at a level that will not disturb other tenants or neighbors.

GUESTS

- 47 Tenant is responsible for the conduct of any and all guests.
- 48 No guest shall remain overnight in the property for more than two (2) weeks per month without the prior written consent of landlord.
- 49 No guest shall remain on the property unless tenant is also present.

PETS

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

GRILLING

- 51 No grilling is allowed within ten (10) feet of the property.
- 52 No grilling is allowed on any balcony or porch.
- 53 Only covered grills are allowed to be used - no fire pits or bonfires allowed.

54 [REDACTED]

55 [REDACTED]

SUBLETTING / ASSIGNMENT

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

VEHICLES

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

INSURANCE

- 69 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.

NON-WAIVER

- 70 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.

ADDITIONAL RULES AND REGULATIONS:

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

A VIOLATION OF THE ABOVE 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.

Tenant 1	<div></div> <div>Print Name</div>	<div></div> <div>Signature</div>	<div></div> <div>Date</div>
Tenant 2	<div></div> <div>Print Name</div>	<div></div> <div>Signature</div>	<div></div> <div>Date</div>
Tenant 3	<div></div> <div>Print Name</div>	<div></div> <div>Signature</div>	<div></div> <div>Date</div>
Tenant 4	<div></div> <div>Print Name</div>	<div></div> <div>Signature</div>	<div></div> <div>Date</div>
Landlord	<div></div> <div>Print Name</div>	<div></div> <div>Signature</div>	<div></div> <div>Date</div>

SMOKE & CARBON MONOXIDE DETECTOR NOTICES

Multi-Unit Properties

- 1 Tenant(s): _____
- 2 _____
- 3 Address: _____ Unit No.: _____
- 4 City: _____ State: _____ Zip: _____
- 5 Landlord has provided working **Smoke Detectors** on the premises as required by law. Tenant acknowledges that all
- 6 smoke detectors on the Premises are fully operational. Smoke detectors shall be maintained as follows:
- 7 (a) Landlord shall be responsible for maintaining and testing all smoke detectors in common areas as required by law;
- 8 (b) Tenant shall be responsible for maintaining and testing all smoke detectors within Tenant's unit as required by law;
- 9 (c) Tenant shall inform Landlord, in writing, of any smoke detector that is not working and Landlord shall have (5) days
- 10 after receipt of written notice to repair or replace smoke detector;
- 11 (d) Tenant shall replace batteries in all smoke detectors inside Tenant's unit as necessary.
- 12 §101.145, Wis. Stats.

CARBON MONOXIDE DETECTOR NOTICE STATUTES

- 13 State law requires that an owner of a residential property install a **Carbon Monoxide Detector** in all of the following
- 14 locations no later than April 1, 2010:
- 15 (1) in the basement of the building if the basement has a fuel-burning appliance,
- 16 (2) within 15 feet of each sleeping area of a unit that is immediately adjacent to a unit that has a fuel-burning appliance,
- 17 (3) in each room that has a fuel-burning appliance and that is not used as a sleeping area (the detector should be
- 18 installed not more than 75 feet from the fuel-burning appliance),
- 19 (4) in each hallway leading from a unit that has a fuel-burning appliance, in a location that is within 75 feet from the unit,
- 20 except that, if there is no electrical outlet within this distance, the owner shall place the carbon monoxide detector
- 21 at the closest available electrical outlet in the hallway.
- 22 The owner has installed carbon monoxide detectors that bears an Underwriters Laboratories, Inc., listing mark or similar
- 23 mark from an independent product safety certification organization and has installed the detectors according to the
- 24 directions and specifications of the manufacturer.
- 25 State law also requires the owner to reasonably maintain every carbon monoxide detector in the residential property in the
- 26 manner specified in the instructions for the detector.
- 27 **A tenant must provide the owner with written notice if a detector is not functional or has been removed by a person**
- 28 **other than the resident. The owner must repair or replace the detector within 5 days after receipt of written notice**
- 29 **by the tenant.**
- 30 An owner of a residential building is not liable for damages resulting from any of the following:
- 31 (1) a false alarm from a detector that was reasonably maintained,
- 32 (2) the failure of a detector to operate properly if that failure was the result of tampering, removal or destruction of the
- 33 detector by a person other than the owner or
- 34 (3) the result of a faulty detector that was reasonably maintained by the owner.
- 35 **When To Use:** An owner of a multi-unit residential building (which includes a tourist rooming house, a bed and breakfast establishment, or
- 36 any public building that is used for sleeping or lodging purposes but excludes hospitals or nursing homes) should provide this form to each
- 37 tenant and obtain tenants' signatures, if the residential building contains a fuel-burning appliance.
- 38 §101.149, Wis. Stats.

- 39 **Tenant acknowledges that all Smoke and Carbon Monoxide Detectors in the unit are working properly.**

Tenant _____	Signature	Date	Tenant _____	Signature	Date
Tenant _____	Signature	Date	Tenant _____	Signature	Date
Landlord/Agent _____	Signature	Date			