RESIDENTIAL LEASE

This lease was drafted by The McBride Companies LLC which represents the Landlord. This Lease of the Premises identified below is entered by and between the Landlord and Tenant (referred to in the singular whether one or more) on the following terms and conditions:

TENANT(S):

SAMPLE

PREMISES:

511 W. Doty Street Madison, WI 53703 Apartment: **XX**

RENT: Rent of **\$XX*** for Premises is due and payable in advance on the FIFTEENTH day of each month at The McBride Companies, P.O. Box 191, Madison, WI 53701. *A rental discount in the amount of \$50.00 will be subtracted for those payments received by the fifteenth day of each month. All tenants, if more than one, are jointly and severally liable for the full amount of payments due under this Lease.

SECURITY DEPOSIT: Upon execution of this Lease, Tenant shall pay a security deposit in the amount of \$XX to be held by The McBride Companies. The security deposit is required to be posted within 24 hours of lease signing and can most quickly be accomplished via the McBride on-line payment processor PSN as listed on the homepage of www.McBrideCompanies.com this or via direct https://www.PaymentServiceNetwork.com/login.asp?acc=RT18874 Depending on prevailing law or ordinance, the security deposit may earn simple interest at the annual rate as determined by the Wisconsin Department of Financial Institutions (DFI) annually calculated from the day the deposit is paid until the deposit is accounted for at termination of the tenancy. The deposit, less any amounts legally withheld, will be returned in person or mailed to Tenant's last known address within 21 days as required by law after Tenant surrenders the Premises. Surrender shall include vacating the Premises and return of, or accounting for, Landlord's property held by Tenant, including keys. If any portion of the deposit is withheld, Landlord will provide an accompanying itemized statement specifically describing any damage and accounting for any amount legally withheld. The reasonable cost of repairing any waste, neglect or damages for which Tenant is responsible, normal wear and tear excepted, may be deducted from the security deposit. Landlord will give Tenant a written description of any physical damages charged to the previous Tenant's security deposit as soon as such description is available. Tenant has seven days from the beginning of the Lease term to notify Landlord of any additional damage or defect of which written notification is given within the time stated. Tenant may not use the security deposit as payment of the last month's rent.

LANDLORD: Agent for service or process, maintenance, management, and collection of rents:

The McBride Companies LLC P.O. Box 191 139 W. Wilson Street, Suite 105 Madison, WI 53701 (608) 284-1800

TERM: This lease shall extend for a fixed term beginning on August 15, 20__ (12:00 Noon) and continuing to August 14, 20__ (12:00 Noon). (NOTE: A lease for a fixed term expires without further notice. If tenancy is to be continued beyond this lease term, parties should agree and make arrangements for this in advance of the lease expiration.)

UTILITIES: Check if paid by:	Landlord	Tenant
Electricity		X
Gas	Χ	
Heat	Χ	
Air Conditioning		X
Water & Sewer	X	
Cable Television		X
Hot Water	X	
Trash	X	
Other		

Tenant agrees to pay all specified above utilities the entire duration of the lease term.

TIME IS OF THE ESSENCE: as to: delivery of possession of Premises to Tenant; completion of repairs promised in writing in the Lease or before vacating the Premises; return of Landlord's property; payment of rent; performance of any act for which a date is set in this Lease or by law. Time is of the essence means that a deadline must be strictly followed.

SPECIAL PROVISIONS: The lease addendum attached hereto and made a part of. This lease shall include the provisions on the reverse hereof

Other special provisions:

Pets are not permitted without the prior written consent of the Landlord. Motorized vehicle parking is NOT included as part of this agreement.

COPY OF LEASE AND RULES: Landlord has previously provided Tenant a copy of the lease and any rules relating to Premises at time of application. Landlord shall give Tenant a copy of this Lease and any rules relating to the Premises when this Lease is signed by Tenant. Landlord shall give Tenant the check-in sheet, keys and any other necessary documents on or before the commencement of this Lease.

SIGNING OF THIS LEASE CREATES LEGALLY ENFORCEABLE RIGHTS

IN WITNESS WHEREOF, the parties have executed	this Lease.	
Tenant, Jointly & Severally	Tenant, Jointly & Severally	
Tenant, Jointly & Severally	Tenant, Jointly & Severally	
Tenant. Jointly & Severally	Agent date	

LEAD-BASED PAINT PROVISIONS: Tenant has received, read and understands Landlord's lead-based (LBP) disclosures and the Lead-Based Paint: Protect Your Family Pamphlet. Tenant agrees to follow the practices recommended in the Pamphlet in order to protect Tenant and other guests and occupants from injuries caused by exposure to lead. Tenant shall immediately notify the Landlord in writing if Tenant, Tenant's guests or any other occupant observes any other conditions indicating the presence of a potential LBP hazard, as described in the Pamphlet.

CONTROLLING LAW: Landlord and Tenant understand their rights and obligations under the Lease are subject to statutes, rules and ordinances, including Chapter 704, Wisconsin Statutes, Wisconsin Administrative Code Chapter Ag 134, and applicable local ordinances. Both parties shall obey all governmental orders, rules and regulations related to the Premises, including local housing codes.

POSSESSION; ABANDONMENT: Landlord shall give Tenant possession of the Premises as provided herein. Tenant shall vacate the Premises and return all of Landlord's property promptly upon the expiration of this Lease, including any extension of renewal, or its termination in accordance within the terms of the law.

If Tenant abandons the Premises before expiration of termination of this Lease, its extension of renewal, or if the tenancy is terminated for Tenant's breach of this Lease, Landlord shall make reasonable efforts to rerent the Premises and apply any rent received, less costs of rerenting, to Tenant's obligations under this Lease. Tenant shall remain liable for any deficiency.

If Tenant is absent from the Premises for two 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 absence.

If Tenant's personal property is left on the Premises after Tenant vacates or abandons the Premises, Tenant shall be deemed to have abandoned the property and Landlord shall deal with it as provided by the law, section 704.05(5), Wis. Stats.

GUESTS: Tenant shall use the Premises for residential purposes only. Neither party may (1) make or knowingly permit use of the Premises for any unlawful purpose, (2) engage in activities which unduly disrupt neighbors of or tenants in the building in which the Premises are located, 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 the Premises if their presence does not interfere with the quiet enjoyment of other occupants, and if the number of guests is not excessive for the size and facilities of the Premises. No guest may remain for more than two weeks without written consent of the Landlord which will not be unreasonably withheld. Tenant shall be liable for any property damage, waste or neglect caused by the negligence or improper use of the Premises or the building or development in which they are located by Tenant or Tenant's guests and invitees.

MAINTENANCE: Landlord, under sec. 704.07, 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 clean and in as good general condition as they were at the beginning of the term or as subsequently improved by Landlord, normal wear and tear excepted. Tenant shall not, without permission in the building rules or specific written approval of Landlord, 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.

Landlord shall keep heating equipment in a safe and operable condition. Whichever party is obligated to provide heat for the Premises shall maintain a reasonable level of heat to prevent damage to the Premises and the building in which they are located. Basic electrical and heating utilities are required to be maintained throughout the duration of the lease term.

Landlord shall give Tenant written notice to the parties' responsibilities regarding the maintenance of smoke detectors as required under the rules of the Department of Industry, Labor, and Human Relations and each party shall fulfill its responsibilities under those rules.

RULES: Landlord may make reasonable rules governing the use and occupancy of the Premises and the building in which they are located. Any failure by Tenant to comply substantially with the rules is a breach of the Lease. Landlord may amend the rules to provide for newly added amenities or to meet changed circumstances or conditions adversely affecting the property. No such amendment 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 will have been given to the Tenant at the time of application and at the time of signing of the Lease.

BREACH; TERMINATION: Failure of either party to comply substantially with any material provision hereof is a breach of the Lease. Should Tenant neglect or fail to perform and observe any of the terms of this Lease, Landlord shall give Tenant written notice of such breach requiring Tenant to remedy the breach or vacate the Premises on or before a date at least 5 days after the giving of such notice, and if Tenant fails to comply with such notice, Landlord may declare this tenancy terminated and institute action to expel Tenant from the leased Premises without limiting the liability of Tenant for the rent due or to become due under this Lease. If Tenant has been given such notice and has remedied the breach or been permitted to remain in the Premises, and within one year of such previous breach, Tenant commits a similar breach, this Lease may be terminated if, before the breach has been remedied, Landlord gives notice to Tenant to vacate on or before a date at least 14 days after the giving of the notice as provided in sec. 704.17, Wis. Stats. This provision shall apply to any lease term. If Landlord commits a breach, Tenant has the rights, under chap. 704, Wis. Stats., including secs. 704.07(4) and 704.45, and under Wisconsin Administrative Code chap. Ag. 134.

CODE VIOLATIONS; ADVERSE CONDITIONS: If the Premises or the building in which they are located are currently cited for uncorrected building or housing code violations, or contain conditions adversely affecting habitability (including lack of hot or cold running water, lack of operating plumbing or sewage disposal, unsafe or inadequate heating facilities, no electric service, unsafe electrical system, or hazardous conditions or structure) these are listed under Special Provisions, or a separate addendum to this Lease, and Landlord shall exhibit copies of any uncorrected code notices or orders to Tenant, all before this Lease is signed or any deposit accepted.

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

REPAIRS: Any promise of Landlord made before execution of the Lease to repair, clean or improve the Premises, including the promised date of completion, is listed under Special Provisions or a separate addendum to this Lease. Time being of the essence as to completion of repairs does not apply to any delay beyond the Landlord's control. Landlord shall give timely notice of any delay to Tenant.

ENTRY BY LANDLORD: Landlord may enter the Premises occupied by Tenant at reasonable times with 24 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 upon consent of the Tenant, when a health or safety emergency exists, or if Tenant is absent and Landlord believes entry is necessary to protect the Premises or the building in which they are located from damage. All maintenance entry and showing entry notices are sent email using the Tenant's email address furnished on the original application form. Neither party shall add or change locks without providing the other party keys to permit access to the Premises. Improper denial of access to the Premises is a breach of the Lease.

CONTINUATION OF LEASE: This lease shall not renew.

ASSIGNMENT, SUBLEASE; CHANGES:	Tenant shall not assign this Lease or sublet the Premises or any part thereof without the written consent of
Landlord, which will not be unreasonably wi	thheld.

Tenant, Jointly & Severally	Tenant, Jointly & Severally
Tenant, Jointly & Severally	Tenant, Jointly & Severally
Tenant, Jointly & Severally	Agent date

NONSTANDARD RENTAL PROVISIONS ADDENDUM

This addendum is a permanent, legal addition to the lease agreement. Failure to adhere to the terms of this addendum could be considered a breach of contract and grounds for legal action against the tenant. **Rental Payments** Rental payments in the form of check or money order are due and payable on or before the fifteenth day of each month. Checkless EFT payments can be made via the McBride on-line payment processor PSN as listed on the homepage of www.McBrideCompanies.com or via this direct link: https://www.PaymentServiceNetwork.com/login.asp?acc=RT18874. Cash payments are not accepted and checks are presented for payment as they are received independent of the posted date. A \$50.00 credit for timely payments will be issued for each apartment, not each lessee. A late fee of \$5.00 per day will apply to all rents received after the twentieth day of each month which is in addition to the loss of the rental discount. Checks or electronic payments returned by our bank for any reason will be assessed an additional \$35.00 charge along with the rental discount loss of \$50.00. If a second check is returned, all future payments will be required to be made by money order or certified check. **Multiple Occupancy** All adults of legal age residing in the apartment must be signed parties to the lease agreement. Each roommate is jointly and severally liable for the performance of the Lease Agreement for the apartment. Rent is due and payable under the terms addressed in the Lease Agreement. All roommates are responsible for the full amount due. If a portion of the rent remains unpaid, all roommates will be pursued for payment as provided by law. If one roommate shall vacate the leased premises, the remaining roommate(s) shall continue to be responsible for the full rent due. If another roommate is to move into the premises, the proposed new roommate must be approved by management, undergoing the same approval process used in originally leasing the apartment prior to moving in. It is understood that management shall have the right to refuse to allow a new roommate if the proposed roommate does not qualify under the screening process by credit, income and rental history and the vacating roommate shall not be relieved of liability until the new applicant has been approved or the remaining roommate accepts full responsibility for the lease. Failure of the proposed new roommate to qualify shall not relieve the existing roommate(s) of any responsibilities under the Lease Agreement. Security deposits will be held for the entire term of the Lease Agreement. If one roommate shall move from the apartment while another remains, the roommates should settle the disposition of the security deposit among themselves, as a refund or forfeiture of the security deposit by management will only be made when the apartment is vacated by all parties. Security deposit refunds will be made jointly to roommates on the Lease Agreement at the time the apartment is vacated and mailed to the forwarding address of any one of the roommates. All roommates must agree upon any roommate additions of substitutions and understand their obligation to give proper notice to vacate all parties involved, including roommates. If there are any damages or rent owing when the apartment is vacated, all roommates will be equally liable and management may, at its sole discretion, pursue collection from any one or all roommates. Subletting Lessee is authorized to place his/her accommodations up for sublet by contacting the Landlord. Essential items in the sublet agreement stipulate that (1) original lessee remains liable and responsible for rental payments on the due date and (2) lessee remains responsible for all items contained in the lease agreement and addendum. The landlord must approve of the sublessee rental application. A \$50.00 administrative fee will be charged to the original lessee at the time that the new application is accepted. If the Landlord's rental agent secures a sublessee, the fee to the Landlord for the rental agent's time and effort is an additional \$200.00. Should McBride Companies LLC act on behalf of the original tenant and secure a suitable sublettor, apartment viewing appointments are charged at \$15.00 per viewing and any advertisements placed on behalf of the specific apartment are charged at face value. If the apartment lease term has not yet begun and Lessee wishes to sever the lease agreement a minimum of 30 days in advance of lease start date, Landlord will act on behalf of Lessee to secure an alternative Lessee for the total fee of \$200.00. Any person of legal age who resides in the rental unit must be a signed party to the lease. Lessees may not add residents without the **Tenant Conduct** Tenants are responsible for the conduct of their guests in their apartment or outside of the premises in accordance with these rules and regulations. Stereos, radios, games, and televisions are not to be played so loudly that they are objectionable to other residents or neighbors. Gatherings of residents and their guests are welcome provided such gatherings do not become boisterous, obscene, or objectionable to other residents or neighbors. Parties (social gatherings) of more than ten (10) persons are strictly prohibited without prior written authorization from the landlord. The landlord shall reserve the right to allow or disallow said request at its sole discretion. In addition, quantities of alcoholic or fermented beverages larger (quarter/half/whole barrels, etc.) than 750ml containers are strictly prohibited. NO BARRELS OR KEGS ARE ALLOWED ON THE PROPERTY AT ANY TIME. Should Tenants elect to host large a gathering with or without the landlord's consent and any resulting trash, debris, refuse, decorations, party favors, human waste, etc. not be tidied from any common area after said gathering, Tenant will be assessed a minimum cleaning fee of \$100.00 per occurrence. If professional carpet or other cleaning is needed as the result of said gather(s), the full charge of such service will be assessed to the primary offending unit's residents. Assessment will be charged to primary hosting unit after review of video recordings. Fireworks of any nature are not allowed to be ignited on or in any apartment, porch, deck, or common area of any building at any time. Any fireworks ignited by a Tenant or Tenant's guest will result in immediate eviction proceedings. Should lessee or any of his/her guest(s) become disorderly or create unreasonable noise levels, it shall be the option of the lessor to declare this lease null and void. For aesthetic reasons, signs, posters, flags, sheets, articles of clothing, etc. are prohibited from being displayed in the window(s) or exterior door(s) of any apartment unit. Towels, rugs, doormats, clothing, grills, bicycles, toys, boots, etc. or any personal belongings should not be left in any hallways, balconies, catwalks, porches, or attached to the exterior of any building, railing or tree. Bicycles or any motor vehicles are to be stored only in the designated areas and are not permitted to be stored in any apartment or residential room, attached to trees, fences, railings, posts, etc. Bicycles outside of the designated area(s) will be removed. No painting of any surface within the apartment or common areas is allowed under any circumstances. No satellite dishes or antennas of any sort may be mounted to any exterior part of the building. Coniferous (holiday) trees are not permitted in any dwelling unit, but artificial trees are allowed. Fresh cut wreaths or decorations are not to be hung on apartment entry doors. Surveillance Cameras In an effort to prevent vandalism and damage to the property, monitoring devices may have been installed in the common areas, exterior, and garage areas. The devices are used for the limited purpose of monitoring the conduct of persons who may cause such damage and destruction. All McBride Companies LLC buildings are non-smoking. Aside from the proven health concerns, cigarette, cigar, and pipe smoking are highly damaging to all surfaces--particularly painted surfaces, carpet, hardwood, and blinds. For this reason, smoking within the building common areas, apartments, patios, decks, or anywhere on the property is absolutely prohibited. Any damage caused by smoking or candles resulting in yellowing, residue, odor or any other smoke-related damage is not considered normal wear and tear and repair or replacement damages will be charged accordingly. Additionally, candles, halogen lights, exposed element space heaters or any other high temperature devices are prohibited. Grills of any variety are strictly prohibited. Tenant, Jointly & Severally Tenant, Jointly & Severally Tenant, Jointly & Severally Agent date

NONSTANDARD RENTAL PROVISIONS ADDENDUM

Tenant, Jointly & Severally Tenant, Jointly & Severally	Tenant, Jointly	/ & Severally			
Trash All garbage, trash, and recyclable designated pickup area. Trash n per bag, box, or container. If prof areas, the full charge of such sen	ot disposed of in the dessional carpet or oth	designated area will be er cleaning is needed	e charged to the Ten as the result of leaki	nant's account at th	e rate of \$10.00
Apartment Condition All apartments are rented in " commencement of the lease ter agrees to prepare the Premises v incoming Tenants. Time being of Landlord's control.	m. On rare occasion within a reasonable ar	i, the outgoing Tenant mount of time after Lea	s have not fully pre se commencement	epared the Premise with no further rem	es and Landlord nuneration to the
Lighting If replacement light bulbs are req	•	ırchased by the lessee	and must be identic	al or like-kind repla	acement bulbs.
Lockout In the event of a lessee's lockout responsible for any costs incurre returned upon move-out. After h (608) 256-2556. Tenant agrees \$75.00 fee will be charged for each	ed for the replacement lours lockouts will be to return and be liab	t of locks, fobs, or ope handled exclusively the	eners resulting from rough and payment	lost, misplaced or directly made to B	those items not ill's Key Shop at
Outdoor Deck For those apartments so equipped proper subject solely to landlored damage or injury to the surrounding reason beyond the deck area are revocation of roof deck privilege prohibited on any deck, balcony, be disposed of properly and any expense of Tenants and the revo	I's discretion and pro ing roof areas, Tenant nd travel beyond the es at the minimum v or roof area and only trash found on the roo	vided Tenants are ables, Tenants' guests, or railed and boarded po with eviction from the patio style furniture me of areas, gutters, or do	e to use the deck passersby. Throwin rtion of the deck is apartment potentia ade of metal or plast	in such a manner ng or dropping of an strictly prohibited a lly. Grills of any tic in nature is allow	as to not inflict ny article for any and will result in sort are strictly wed. Trash is to
Smoke Detectors Smoke detectors are operational detector lies with the tenant. Smalfunction within 24 hours.					
Insurance Each resident is required to carry common area, garage, apartmen					
Pets No uncaged pets are allowed in a penalty of \$200.00 per month per					
Storage Lockers Storage lockers may be available availability or security of any conharmed. Articles left in the sto Landlord reserves the right to endoor are otherwise deemed noxious	mmon storage area a rage lockers after the ter the storage locker	and assumes no liabili e lease expiration are	ty for items misplac subject to removal	ed, stolen, damag without notice or	ed or otherwise reimbursement.
Carpet Cleaning In the event of excessive wear a grocery store type rental units) of such service shall be required. service, Landlord requests that T	cleaned at the lessee' Carpet cleaning is pro-	s expense upon the to ovided free of charge	ermination of the leat to Tenant(s) prior to	ase agreement. A occupancy. In e	paid receipt for xchange for this
Hardwood Flooring The Tenant is responsible for the etc. caused by misuse is not cons					oisture damage,
Surface Structures The installation of any permaner padlocks, deadbolts, etc.) is strict light valance is strictly prohibited sole responsibility of the Tenant. sort may be bored through any in necessary to restore the surface surface within the apartment or holes or adhesive areas upon more	tly prohibited. The hall and any damage, brown No nail or screw hole atterior or exterior wall, to its original conditions or the common areas is allo	anging, setting, placing eakage, or any action s greater than 3mm in A minimum charge of an may be assessed to wed under any circum	, or otherwise secur causing said light v diameter or adhesiv \$3.00 per hole or a Tenant's deposit u stances. The apart	ring any item to the valance to become es are allowed and dhesive area in ad pon check out. No tment will be provi	e bathroom area unaffixed is the no holes of any dition to any fee painting of any ded with no nail

NONSTANDARD RENTAL PROVISIONS ADDENDUM

Equipment or Structure Failure in the control of the control of structure failure. i.e., rating-ration count, air conditioner, roof, window, stylight, laundry guipment, etc., Laundow will inside timely and reasonable efforts for repair such equipment of students and possible during norms and medical medically studied to the sivulibility of service personnel. Should there be any loss to Teans's possessions for an reason due to equipment or situature listudie, errobursment for such terms loss at help accessed on extrame high temperatures and medical medically studied to the sivulibility of service personnel. Should there be any loss to Teans's possessions for an reason due to equipment or structure failure. Maintenance Maintenance for abord that is not normal wear and sear will be charged at the hourly rate of \$40.00. Lesses agrees to pay for any charges to re-key or replace locks of all the originally issued loyes are not returned at the ord of the base berm and for any charges incurred during the lesse term for loss of keys or lockout. Lesses agrees to use the toles and drains in a manner that ensure procest operations and the failure of the search of the country of the search of the country of th	Tenant, Jointly & Severally	Agent	date		
In the unikely event of equipment or structure failure, i.e., refigerator, oven, air conditioner, roof, window, skylight, laundy equipment, etc., Landford will make themly and reasonable efforts to repair such equipment or structure as possible during norms business hours. Air conditioners will be repaired outside of normal business hours only during times of externed high temperature reason due to equipment of structure failure, reinflusivement of such riems loss shall be soldly compensated the renards reinters insurance coverage. Landford assumes no responsibility for reinflusivement of any of Tenent's personal possessions, alternative loging needs, or retaile de abstement as the result of equipment of structure failure. **Maintenance** **M	Tenant, Jointly & Severally	– Tenant, Jointly &	& Severally		
In the unlikely event of equipment or structure failure, i.e., refrigerator, oven, air conditioner, roof, window, skylight, laundy equipment, etc., Landior will make timely and reasonable efforts to repair such equipment or structure as possible during normal business hours. Air conditioners will be repaired outside of normal business hours only during times of extreme high temperatures and medical necessity subject to the availability of service personnel. Should there be any loss channels rendered in the control of the cont	The security deposit s under ATCP 134.06, t tenancy. These charmed to be comparated to original c is \$200.00 for the first the following condition writing must be received occupancy, (5) all originate tenant's lease are proper condition. If the resident vacates prior may in addition to all Chapter 704 of the V showing fees. All seconds	he Landlord may deduct the follow ges are for items above normal worke use, additional cleaning of approndition, holdover fee for failure to day beginning at 12:01 P.M. and its are met: (1) all rental payments ged by the landlord, (3) check-out for inally issued keys are returned to the fulfilled. The security deposit shad a security deposit does not cover to lease termination, at any time a rental payments due pursuant to the Visconsin Statutes, including, but curity deposit checks are sent via	ring items from the security depote ar and tear: negligence, physicartment plus a 15% administrativacate apartment by 12:00 P.M double daily rent thereafter. The must be paid in full in a timely time is completed in full, (4) utility the landlord by the end of the least libe disbursed for cleaning and the costs of cleaning or repair, lead for any reason, without prior the terms of the Apartment Least not limited to, advertising cost the United States Postal Service.	osit, if not paid by resident(s) by the endical damage to apartment, damages fraction fee, additional maintenance to rest. On the last day of the lease term. The esecurity deposit shall be refunded in further fashion, (2) lessee's forwarding addres bills are paid in full for the tenant's term and (6) all terms and conditional depairs if the apartment is not left in essee agrees to pay for additional costs written permission from Landlord, Landles deduct mitigation costs allowable units, rental commissions, sublet fees and the with proof of mailing documentation	d of rom tore fee ull if s in of the s. If lord adder d/or . If
In the unlikely event of equipment or structure failure, i.e., refrigerator, oven, air conditioner, roof, window, skylight, laundy equipment, etc., Landford will make timely and reasonable efforts to repair such equipment or structure as possible during norma business hours. Air conditioners will be repaired outside of normal business hours only during times of extreme high temperatures and medical necessity subject to the availability of service personnel. Should there any loss to Tenant's persons on the read to the coverage. Landford assumes no responsibility for reimbursement of any of Tenant's personal possessions, alternative lodging needs, or rental fee abatement as the result of equipment or structure failure. **Maintenance** **Mainten	Vehicle parking on the Any motorized vehicle for off-site towing at th Inc. is engaged to en Companies LLC receiv	(scooter, motorcycle, automobile, ne minimum cost of \$125.00 by Scl force unauthorized parking vehicle wes no compensation from any tow	truck, etc.) parked on the proper hmidt's Auto, Inc. 24 hours per cases in order to maximize the autored vehicle fee. McBride Compa	erty that is not authorized to do so is at day every day of the year. Schmidt's Al horized parking for residents and McBi anies LLC is not responsible at any time	risk uto, ride
In the unlikely event of equipment or structure failure, i.e., refrigerator, oven, air conditioner, roof, window, skylight, laundy equipment, etc., Landord will make timely and reasonable efforts to repair such equipment or structure as possible during norma business hours. Air conditioners will be repaired outside of normal business hours only during times of extreme high temperatures and medical necessity subject to the availability of service personnel. Should there be any loss to Tenant's possessions for am reason due to equipment or structure failure, reimbursement for such items' loss shall be solely compensated via Tenant's renters insurance coverage. Landord assumes no responsibility for reimbursement of any of Tenant's personal possessions, alternative lodging needs, or rental fee abatement as the result of equipment or structure failure. Maintenance Maintenance for labor that is not normal wear and tear will be charged at the hourly rate of \$40.00. Lessee agrees to pay for any charges for re-key or replace locks if all the originally issued keys are not returned at the end of the lease term and for any charges incurred during the lease term for loss of keys or lockout. Lessee agrees to use the toilets and drains in a manner that ensures proper operation. Lessee agrees to be liable for charges associated with templugging of toilets or drains due to misuse on negligence by resident or their guest(s) at the minimum charge of \$40.00 per occurrence for business hour visits or \$80.00 per occurrence for non-business hour visits. Lessee agrees to be responsible for the costs associated with the suring areas in the event foliets, drains, etc. are used negligently and the ensuing overflow damages surrounding areas. Lessee agrees to use the electrical system in the manner originally intended and to not overload electrical circuits beyond designed capacities. Lessee agrees to pay for the resetting of circuit breakers due to missues or negligence by resident or their guest(s) at the minimum charge of \$40.00 per	Keys are available for normal business hours PM. After hours key re	s. Please plan to retrieve your keystrieval may be available with an af	s and move in packet by appointerhours surcharge of \$80.00. C	tment Monday thru Friday, 9:00 AM to 5 Complete apartment key sets are dispen	5:00
In the unlikely event of equipment or structure failure, i.e., refrigerator, oven, air conditioner, roof, window, skylight, laundy equipment, etc., Landlord will make timely and reasonable efforts to repair such equipment or structure as possible during norma business hours. Air conditioners will be repaired outside of normal business hours only during times of extreme high temperatures and medical necessity subject to the availability of service personnel. Should there be any loss to Tenant's possessions for any reason due to equipment or structure failure, reimbursement for such liters' loss shall be solely compensated via Tenant's renters insurance coverage. Landlord assumes no responsibility for reimbursement of any of Tenant's personal possessions, alternative lodging needs, or rental fee abatement as the result of equipment or structure failure. Maintenance Maintenance Maintenance for labor that is not normal wear and tear will be charged at the hourly rate of \$40.00. Lessee agrees to pay for any charges to re-key or replace locks if all the originally issued keys are not returned at the end of the lease term and for any charges incurred during the lease term for loss of keys or lockout. Lessee agrees to use the toliets and drains in a manner that ensures proper operation. Lessee agrees to be liable for charges associated with the unplugging of toliets or drains due to misuse on negligence by resident or their guest(s) at the minimum charge of \$40.00 per occurrence for business hour visits or \$80.00 per occurrence for business hour visits or \$80.00 per occurrence for business hour visits or \$80.00 per occurrence for non-busines of such as a second or pagnities. Lessee agrees to pay for the resetting of circuit breakers due to misuse or negligence by resident or their guest(s) at the minimum charge of \$40.00 per occurrence for non-business hour visits Maintenance personnel are billed at the minimum hourly rate of \$80.00 per occurrence for non-business hour visits Maintenance personnel are billed at the	To minimize the occur or on the Premises inc possible after occurred Landlord in writing of common area, surface household cleaning so	rence and growth of mold, Tenants cluding on walls, windows, floors, c nce. Bathroom and kitchen exhaus the presence of any water leak, e e discoloration in or on the apartr plution such as Tilex Mildew Remo	eilings, and bathroom fixtures. Set fan use is strongly encourage excessive moisture, standing wat ment that persists after Tenant over, Lysol, or a water/bleach set.	Spills are to be thoroughly dried as soon ed. Tenants are required to promptly no ter inside the apartment or any commu has tried unsuccessfully to remove it we	n as otify inity with
In the unlikely event of equipment or structure failure, i.e., refrigerator, oven, air conditioner, roof, window, skylight, laundry equipment, etc., Landlord will make timely and reasonable efforts to repair such equipment or structure as possible during norma business hours only during times of extreme high temperatures and medical necessity subject to the availability of service personnel. Should there be any loss to Tenant's possessions for any reason due to equipment or structure failure, reimbursement for such items' loss shall be solely compensated via Tenant's renters insurance coverage. Landlord assumes no responsibility for reimbursement of any of Tenant's personal possessions, alternative lodging needs, or rental fee abatement as the result of equipment or structure failure. Maintenance Maintenance for labor that is not normal wear and tear will be charged at the hourly rate of \$40.00. Lessee agrees to pay for any charges to re-key or replace locks if all the originally issued keys are not returned at the end of the lease term and for any charges incurred during the lease term for loss of keys or lockout. Lessee agrees to use the toilets and drains in a manner that ensures proper operation. Lessee agrees to be liable for charges associated with the unplugging of toilets or drains due to misuse on negligence by resident or their guest(s) at the minimum charge of \$40.00 per occurrence for housiness hour visits. Lessee agrees to be responsible for the costs associated with damage to surrounding building areas in the event toilets, drains, etc. are used negligently and the ensuing overflow damages surrounding areas. Lessee agrees to use the electrical system in the manner originally intended and to not overload electrical circuits beyond designed capacities. Lessee agrees to pay for the resetting of circuit breakers due to misuse or negligence by resident or their guest(s) at the minimum charge of \$40.00 per occurrence for business hour visits of \$80.00 per occurrence for non-business hour visits Mainte	Good housekeeping is rubbish, debris, food, Premises and to main air conditioning, heatir duration of the lease	etc. at all times. Lessee agrees n tain the walls, woodwork, floors, fu ng, electrical and mechanical syste term. Failure of Lessee to main	not to permit any deterioration or rnishings, fixtures, appliances, v ms as well as the general struct tain an acceptable level of hou	r destruction to occur while occupying vindows, screens, doors, fences, plumb ure and appearance of the property for	the ing, the
In the unlikely event of equipment or structure failure, i.e., refrigerator, oven, air conditioner, roof, window, skylight, laundry equipment, etc., Landlord will make timely and reasonable efforts to repair such equipment or structure as possible during norma business hours. Air conditioners will be repaired outside of normal business hours only during times of extreme high temperatures and medical necessity subject to the availability of service personnel. Should there be any loss to Tenant's possessions for any reason due to equipment or structure failure, reimbursement for such items' loss shall be solely compensated via Tenant's renters	Maintenance Maintenance for labor charges to re-key or re incurred during the lead proper operation. Les negligence by residen occurrence for non-bub building areas in the eagrees to use the electory capacities. Lessee agminimum charge of Similar Maintenance personn business hours. Maintenance or other	that is not normal wear and tear well all fee abatement as the result of equation that is not normal wear and tear well acceptable for loss of keys or lockors as the expension of the expension	will be charged at the hourly rate ued keys are not returned at the ut. Lessee agrees to use the toges associated with the unplugh charge of \$40.00 per occurrers to be responsible for the cost segligently and the ensuing overginally intended and to not owe uit breakers due to misuse or new the cost hour visits or \$80.00 per rly rate of \$80.00 for Lessee of Bride voicemail or email system side of business hours with no Companies emergency voice in	e of \$40.00. Lessee agrees to pay for end of the lease term and for any charpoliets and drains in a manner that ensuging of toilets or drains due to misuse nce for business hour visits or \$80.00 ts associated with damage to surrounflow damages surrounding areas. Leserload electrical circuits beyond designing electrical circuits beyond electrical circuits beyond designing electrical circuits beyond electrical circuits	any ges ures e or per ding see ned the sits. non- day ed.
	In the unlikely event equipment, etc., Landl business hours. Air cand medical necessity reason due to equipminsurance coverage. L	of equipment or structure failure lord will make timely and reasonal onditioners will be repaired outside subject to the availability of servi ent or structure failure, reimbursen andlord assumes no responsibility	ole efforts to repair such equipm of normal business hours only ice personnel. Should there be nent for such items' loss shall by y for reimbursement of any of	nent or structure as possible during nor during times of extreme high temperature any loss to Tenant's possessions for e solely compensated via Tenant's rent	mal ures any ers'

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

LEAD WARNING STATEMENT

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards, if not take care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure:

> Agent initials	(A)	Presen	ce of lead-based paint or lead-based paint hazards – check one below:
			Known lead-based paint and/or lead-based paint hazards are present in the housing. Explain:
		<u>_x</u> _	Landlord had no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
> Agent initials	(B)	Record	s and reports available to the Landlord – check one below:
			Landlord has provided the resident with all available records and reports pertaining to lead-base paint and/or lead-based paint hazards in the housing list the documents below:
		<u>x</u>	Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
Resident's Acknowledgm	nent – initial t	olank:	
> Tenant initials	(C)	Reside	nt has received copies of all information listed above.
Agent for Landlord's Ack	nowledgeme	nt – initial l	plank (if applicable):
>Agent initials	(D)		has informed the landlord's obligation under 42 U.S.C. 4852(d) and is aware of his/her responsibility re compliance.
			Certificate of Accuracy
The following parties hav and accurate. By executi	e reviewed t ng the applic	he informa ation, the a	tion above and certify to the best of their knowledge that the information provided by the signatory is tru- applicant acknowledges receipt of the lead-based paint pamphlet.
Tonant Jointly 9 Sovere	lly		Topant Jointly & Soverally
Tenant, Jointly & Several	iiy		Tenant, Jointly & Severally
Tenant, Jointly & Several	lly		Agent date



CITY OF MADISON FIRE DEPARTMENT

325 West Johnson St, Madison, WI 53703-2295

Phone: 608-266-4420 ◆ Fax: 608-267-1100 ◆ E-mail: fire@cityofmadison.com

SMOKE ALARM LANDLORD/TENANT REQUIREMENTS

Madison General Ordinance (MGO) 34.42 (3) Maintenance of Smoke Alarms establishes the following requirements for property owners and tenants relative to the maintenance of smoke alarms:

1) The owner of any residential building shall:

- a) Replace the battery for a secondary power supply in all smoke alarms each time the lease is renewed or as recommended by the manufacturer, whichever time period is shorter.
- b) Replace the batteries in any smoke alarm whenever the battery is insufficient or unable to power the smoke alarm.
- c) Replace non-operational, damaged, or missing smoke alarms with smoke alarms meeting the requirements of MGO 34.42 (2)(a).
- d) Provide all tenants with the manufacturer's maintenance and testing instructions.
- e) Upon each new lease and at least once every 12 months for every continuing tenant, provide tenants with fire safety educational materials as prescribed by the Fire Chief. Materials are available at www.madisonfire.org.
- f) Upon each new lease and once every 12 months for every continuing tenant, complete and sign this document as prescribed in MGO 32.06(4).

2) The tenant shall be responsible for:

- a) Maintaining and testing, in accordance with the manufacturer's instructions, smoke alarms that are within the dwelling unit during the term of the tenancy.
- b) Notifying the owner in writing if a smoke alarm becomes inoperable. The owner shall have five days from receipt of such written notice to repair and replace the inoperable alarm(s). Any smoke alarms which are powered with standard batteries which are found to be inoperable shall be replaced by the owner with smoke alarms meeting the requirements of MGO 34.42 (2)(a).
- c) Completing and signing this document as prescribed in MGO 32.06(4).
- **3)** No person, including tenants or occupants, shall tamper with, remove, alter, damage or otherwise render any smoke alarm inoperable (MGO 34.26).
- **4)** Where smoke alarms powered solely by commercial light and power have been installed and maintained in accordance with this chapter, such smoke alarms shall continue to be used and maintained in accordance with the manufacturer's instructions.
- **5)** No smoke alarm may remain in service for more than ten years unless the manufacturer specifies a different service life.

ANY PERSON WHO VIOLATES ANY PROVISION OF SEC. 34.26 SHALL BE SUBJECT TO MAXIMUM FORFEITURE OF \$172 FOR THE FIRST VIOLATION.

NO DWELLING UNIT OR PREMISES MAY BE OCCUPIED, USED, OR RENTED WHICH DOES NOT COMPLY WITH THIS ORDINANCE.

TENANT

Agent Name Printed

By signing this I state that I have read this document and understand:

- 1. That the required alarms are installed and operating in accordance with this section.
- 2. It is a violation to tamper with, remove, alter, damage or otherwise render any smoke alarm inoperable.
- 3. My responsibilities for the maintenance and testing of smoke alarms as outlined in MGO 34.42.
- 4. The penalties for rendering smoke alarms inoperable or otherwise affecting the performance of the alarm.

Tenant Name Printed	Tenant Signature	date
Tenant Name Printed	Tenant Signature	date
SENT	oumont and understand:	
signing this I state that I have read this do 1. That the required alarms are installed		s section.
2. It is a violation to tamper with, remove	•	•
3. My responsibilities for the installation of4. The penalties for rendering smoke alar		

Questions concerning placement and maintenance of smoke alarms should be directed to Fire Prevention Unit of the Madison Fire Department at 608.266.4484.

Agent Signature

date

THIS PAGE IS OPTIONAL SUBJECT TO AVAILABILTY AND LANDLORD APPROVAL

NONSTANDARD RENTAL PROVISIONS ADDENDUM

PET ADDENDUM

AMENDMENT to lease for a pet(s) at 511 W. Doty Street, apartment XX, Madison, WI 53703. Pet addendum term coincides with the apartment lease term. This addendum is a permanent, legal addition to the lease agreement. Failure to adhere to the terms of this addendum could be considered a breach of contract and grounds for legal action against the tenant.

WHEREAS, the Resident desires to keep a certain pet described below on the said premises and the Rental Agreement specifically prohibits allowing pets on the premises; the Rental Agreement is hereby amended to grant such permission to the Resident. In exchange for this permission, the Resident agrees as follows:

- 1. To pay additional rent in the amount of \$50.00 (Fifty Dollars) per month per animal (maximum of one animal per apartment unit).
- 2. To keep the pet from causing any annoyance or discomfort to others and to immediately remedy any complaints concerning the pet.
- 3. To keep the pet from damaging any property belonging to the Owner/Agent or others. Pet dander, residue, hair, odor, etc. is not considered 'normal wear and tear' and will require professional carpet cleaning at the expense of the resident. A receipt showing this service has been completed must be furnished upon check out or McBride Companies LLC will provide this service at the expense of the resident.
- 4. To immediately pay for any injury, damage, loss, or expense caused by the pet (In this regard, it is expressly understood that at no time shall the Resident apply any part of the deposit towards such amounts due, but rather, the Resident shall make restitution immediately and separately from the deposit. It is further understood that such restitution shall be made over and above any rent paid in accordance with Item #1 of this Pet Agreement.)
- 5. To keep the pet under control at all times especially during times of requested or routine maintenance, showing, or other visits. Owner/Agent will not be responsible for cost of damaged items, if any, should uncaged animal bolt from the dwelling unit or if access to a relief station is somehow altered during such visits.
- 6. To keep the pet restrained, but not tethered, when it is outside of the dwelling.
- 7. Not to leave the pet unattended for any unreasonable periods.
- 8. To hold the Owner/Agent harmless from all liability arising from the Resident's ownership or keeping of the pet, including but not limited to any liability resulting from the Owner/Agent turning said pet over to local pet policing authorities should the pet be found unsupervised.
- 9. To dispose of the pet's droppings properly and quickly.
- 10. To insure that pet will wear the appropriate Local Animal License, a valid Rabies Tag and tag bearing the owners name and phone number. All licenses and tags must be kept current.
- 11. To provide the Owner/Agent with evidence from the Veterinarian that all necessary shots are current and that the pet does not display a tendency to be aggressive or harmful.
- 12. Tenant agrees to control flea infestation and will exterminate if necessary, and upon demand, in any and all areas affected with full cost to be paid by tenant.
- 13. Tenant agrees that Owner/Agent will not be responsible for the injury, harm, or death of the animal, and agrees to hold Owner/Agent harmless for any damages suffered as a result of any harm caused on the animal or by the animal upon another person, guest or employee. Tenant shall be responsible for the entire amount of all damages caused by the pet as well as the entire amount of any injury to individuals or property. Tenant is encouraged to obtain a Pet Liability Policy that can be added as a rider to most renter insurance policies.
- 14. Pet shall not create any conflict or disturbance with others and will not threaten any physical harm to anyone.

ited to a certain pet described a	as follows:	
Breed:	Color:	
Full-grown Height:		
Neutered: Yes No	Declawed: Yes No	
remove the pet from the prem	nises within 48 hours of	the right to revoke permission to keep the pet- In such receiving written notice thereof from the Owner/Agent
		R INJURY TO PERSONS OR PROPERTY THAT MAY LES MAY BE GROUNDS FOR REMOVAL OF MY PET
Tenant, Join	tly & Severally	
Agent	date	
	Pareed: Full-grown Height: Neutered: Yes Note that of this Pet Agreement, the remove the pet from the prents for immediate termination of FOR THE ENTIRE AMOUNT ISTAND THAT VIOLATIONS CY;	remove the pet from the premises within 48 hours of its for immediate termination of the Rental Agreement. FOR THE ENTIRE AMOUNT OF ANY DAMAGES OF STAND THAT VIOLATIONS OF ANY OF THESE RULY; Tenant, Jointly & Severally

THIS PAGE IS OPTIONAL SUBJECT TO AVAILABILTY AND LANDLORD APPROVA

NONSTANDARD RENTAL PROVISIONS ADDENDUM VEHICLE PARKING ADDENDUM

Tenant hereby agrees to rent one (1) garage/parking stall(s) for one motorized and licensed vehicle parking at the location and for the amount specified below:

511 West Doty Street indoor garage assigned parking space for the monthly rent of \$XX each plus applicable sales	lax due
and payable for the duration of the underlying lease term. Vehicles are restricted in size to no greater than 70" wide and 200" lo	ong.
521 West Doty Street outdoor unassigned parking space for the monthly rent of \$XX each plus applicable sales tax	due and
payable for the duration of the underlying lease term. Vehicles are restricted in size to no greater than 70" wide and 200" long.	
518 West Main Street outdoor assigned parking space for the monthly rent of \$XX each plus applicable sales tax	due and
payable for the duration of the underlying lease term. Vehicles are restricted in size to no greater than 70" wide and 200" long.	

Tenant agrees to return and be liable for any and all mirror tag(s), key(s), fob(s), or opener(s) within two (2) days of lease end date or a \$100.00 fee per missing item will be charged. There is a \$100.00 fee for the issuance of duplicate keys or fobs, \$100.00 fee for the issuance of duplicate mirror tags, and a \$100.00 fee for replacement openers during the term of the lease agreement.

Every effort is made to insure the availability of Tenant's parking spot, however no guarantee can be made. Parking lot maintenance is occasionally performed which may limit Tenant's access to the parking spot for a short duration with no further remuneration to Tenant. If Tenant, upon return to rented spot, finds no available area, Landlord assumes no liability for parking violations, tickets, towing fees, or damage and Tenant agrees to abide by the parking flow chart protocol as provided for the use and reporting of any overflow spot(s).

Tenant agrees to all of the following parking rules and regulations below as well as any additional rules included in the Lease documents. Upon failure to observe these rules and regulations, Landlord reserves the right at any time to terminate the parking agreement upon five (5) days written notice to Tenant. Landlord may have vehicle ticketed and/or towed at owner's expense without further notice if Tenant violates any of the parking regulations.

Parking Regulations

- 1.) Tenant agrees to park within the parking guidelines/parking areas provided. Motorcycles, mopeds, scooters, etc. are subject to the same rules and regulations as all other licensed and/or motorized vehicles. Recreational vehicles such as boats, campers, trailers, snowmobiles, waverunners, etc. will not be allowed on the property at any time without written approval from Landlord.

 Non-licensed, abandoned or inoperable cars are not to be left on the lot for more than a 48 hour period. These include, but are not limited to,
- 2.) vehicles in disrepair, with flat tires, with leaking fluids, or for sale signs posted in or on a vehicle. Any vehicle in violation will be posted with a 48 hour notice to remedy or remove vehicle from the property. After the expiration of 48 hours, if Tenant has not remedied the situation to Landlord's satisfaction, the vehicle will be ticketed and/or towed at owner's expense.
- 3.) The Property requires the proper display of a mirror tag parking permit while in property garage or parking lot. Permit must be displayed at all times to avoid being ticketed and/or towed at owner's expense with no further notice required by Landlord. For those parking lots not requiring a mirror tag parking permit, Tenant agrees to inform Landlord of any vehicle information changes via the Landlord's voicemail system at 608.284.1800. Any vehicle not properly registered with Landlord is subject to towing with no additional notice required by Landlord. Tenant and must comply with all posted signs and are prohibited from parking in handicapped stalls without proper plates or permit displayed.
- Tenant is prohibited from parking in fire lanes, in front of fire hydrants, sidewalks, garage entries, driveways, areas which block access to
- rubbish containers, lawn or landscaped areas of property, or designated/marked no parking areas.

 Tenant may not assign parking interest without Landlord's approval and payment of sublet fee in the amount of \$25.00. Any attempt to assign 6.) Tenant shall yield to all pedestrians. Cars speed shall not exceed 5 M.P.H. in all parking may make parking agreement null and void.7.)
- Tenant agrees that no maintenance of any sort shall be performed to listed vehicle while parked in leased area.

 Landlord shall not be responsible for any loss or damage to lessee's vehicle or its contents that occurs on said premises or access area for 8.) 9.)
- any reason, from substances or liquids leaking onto vehicle or as the result of insufficient height, length, or width clearances. Tenant is responsible for keeping the space around the vehicle free and clear of trash, snow or any other materials. Tenant shall not allow any leaking of oil, gas, etc. from vehicle.

 Tenant agrees to not store flammable or explosive materials in any building or parking areas.
- 10.)
- Tenant agrees to not hold Landlord responsible for damage caused to vehicle by garage door. Tenant agrees that the garage door access mechanism will be used in the proper manner, i.e., the door opener mechanism will initiate the garage door mechanism and only one vehicle shall enter per opening sequence. Tenant understands that the garage door will automatically close a short time after opening. To ensure vehicle safety each resident is responsible for opening the garage door upon entering or leaving the garage and is responsible for completely passing under the door while it is open. Landlord will hold Tenant responsible for any damage caused to the garage door by failing to observe these operation guidelines. The garage entrance has a six foot eight inch (6'8") clearance. Residents will be held responsible for damage caused to garage entrance by vehicles that exceed this clearance.
- Only those vehicles listed below are authorized to park in the designated area with the proper mirror permit displayed clearly. If lessee desires 12). to park any other vehicles outside of those initially listed, please be certain to make the McBride Companies LLC office aware by calling in the vehicle description to 608-284-1800.

VEHICLE MAKE:	MODEL:	COLOR:	: LICENSE PLATE #:	
VEHICLE MAKE:	MODEL:	COLOR:	: LICENSE PLATE#:	
Tenant, Jointly & Severally		Tenant, Jointly & Severally		
Tenant, Jointly & Severally		Agent	date	

Guarantee of Lease Agreement

Doty Street, apartment number due under the lease agreemen not be allowed to move into the understand and give permission	r, Madison, WI 537 t dated August 15, 20 to nis apartment without my on for the landlord to obtain	financial obligation in regard to the rental of 703. I, the undersigned, guarantee the payment of all a o August 14, 20 I also understand that the above nan executed Guarantee of Lease Agreement. By my sign my credit report and verify my employment as a condition the final qualification process for lease of the aforeme	mounts med wil nature, In of the
X			
signature of guarantor	date		
The Guarantee of Lease Ag notary public.	greement will not be acc	cepted without a notary seal and signature by a lic	censed
Dated thisday of	, 20		
commission expires state	county		
signature of notary public		notary seal	
	Guaranto	or Information	
print name	re	relationship to resident	
home street address			
city	s	state zip code	
telephone number	S	social security number	
driver license number	d	date of birth	
current employer	S	salary	
employer address	e	employer telephone number	