

RENTAL AGREEMENT

This agreement was drafted by _____ (individual) _____ (firm) who represents (Landlord) (Tenant) (strike one)

This Agreement for 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 (strike items not applicable or which have been otherwise agreed by the parties):

TENANT: (_____ adults and _____ children)

LANDLORD: _____

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

PREMISES: Building Address _____

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

:Apartment/room/unit _____

:Other _____

:Included furnishings/appliances: refrigerator, range, oven other (list or attach addendum) _____

Agent for maintenance, management _____ (name) _____ (street) _____ (city, village, town) _____ (state) _____ (zip)

Agent for collection of rents _____ (name) _____ (street) _____ (city, village, town) _____ (state) _____ (zip)

RENT: Rent of \$ _____ for Premises and \$ _____ for other (specify _____) is due on the _____ day of each month and is payable at _____

If rent is received or postmarked after _____ the Tenant shall pay a late fee of \$ _____

Charges incurred by Landlord for Tenant's returned checks are payable by Tenant. Landlord shall provide a receipt for cash payments of rent. **All tenants, if more than one, are jointly and severally liable for the full amount of any payments due under this Agreement unless this sentence is stricken.**

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

Other Landlord or Tenant obligations: _____

TERM: (Strike either (a) or (b))

(a) Month to month beginning on _____, _____; or

(b) For a term of _____ months/beginning on _____, _____ and continuing to _____

(NOTE: An Agreement for a fixed term expires without further notice. If tenancy is to be continued beyond this term, parties should agree and 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	_____	_____	_____

If utilities or services payable by Tenant are not separately metered, tenant's share of payments are allocated as follows: _____

SECURITY DEPOSIT: Upon execution of this Agreement, Tenant shall pay a security deposit in the amount of \$ _____ to be held by _____. 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. If any portion of the deposit is withheld, Landlord will provide an accompanying itemized statement describing any damage with the cost or estimated cost of repair or replacement and accounting for any amount legally withheld. The reasonable cost of repair for waste, neglect or damages for which Tenant is responsible, normal wear and tear excepted, may be deducted from the security deposit. Tenant has seven days from the beginning of the term of the Agreement to notify Landlord of any additional damage or defect existing prior to the Tenant's occupancy or request in writing a list of physical damages or defects, if any, charged to the previous tenant's security deposit and no deduction from the security deposit shall be made for any such 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 without the written permission of Landlord.

DEDUCTIONS FROM PRIOR TENANT'S SECURITY DEPOSIT: Tenant is hereby notified that Tenant may do any of the following within seven (7) days after the start of their tenancy: (a) inspect the unit and notify Landlord of any pre-existing damages or defects; (b) request a list of physical damages or defects charged against the previous Tenant's security deposit. If such a request is made by Tenant, Landlord will supply Tenant a list of all physical damages or defects charged against the previous tenant's security deposit regardless of whether or not those damages or defects have been repaired. Said list will be provided to Tenant within thirty (30) days from when the request was received after Landlord receives the request or, within seven(7) days after Landlord notifies the previous tenant of the security deposit deductions, whichever occurs later. Landlord need not disclose previous tenant's identity nor the amount deducted from the previous tenant's security deposit.

TIME IS OF THE ESSENCE: as to: delivery of possession of Premises to Tenant; completion of repairs promised in writing in the Agreement or before vacation of the Premises; return of Landlord's property; payment of rent; performance of any act for which a date is set in this Agreement or by law; and _____ (strike any parts not applicable).

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

Special Provisions: _____

Pets (are) (are not) permitted. Water beds (are) (are not) permitted (strike as applicable).

Special Provisions relating to pets: _____

THIS AGREEMENT INCLUDES THE PROVISIONS ON THE REVERSE HEREOF

COPY OF AGREEMENT AND RULES: Landlord has previously provided Tenant a copy of the Agreement and any rules relating to premises as well as any nonstandard rental provisions prior to the Agreement being entered into, and before any earnest money or security deposit is accepted. Landlord shall give Tenant a copy of this agreement and any rules relating to the Premises, and nonstandard rental provisions when this Agreement is signed by Tenant. Landlord shall give Tenant a check in sheet, keys, _____, on or before commencement of this Agreement.

NOTE: SIGNING OF THIS LEASE CREATES LEGALLY ENFORCEABLE RIGHTS.

GUARANTEE

In consideration of Landlord's agreement to lease the Premises, The undersigned guarantee(s) payment of all amounts due under this the Agreement and performance of all covenants of Tenant. This Guarantee is irrevocable and is not affected by modification or extension of this agreement.

signature _____ (date) _____
(print name)

_____ (address)

signature _____ (date) _____
(print name)

_____ (address)

IN WITNESS WHEREOF, the parties have executed this Agreement.

LANDLORD/AGENT

_____ (name) _____ (date)

TENANT

_____ (name) _____ (date)

_____ (name) _____ (date)

_____ (name) _____ (date)

_____ (name) _____ (date)

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

90 **POSSESSION; ABANDONMENT:** Landlord shall give Tenant possession of the Premises as provided herein. Tenant shall vacate the
91 Premises and return all of Landlord's property promptly upon the expiration of this Agreement, including any extension or renewal, or its
92 termination in accordance with its terms or the law. A Tenant surrenders the premises on the last day of tenancy provided under this
93 Agreement, except that: (1) If the Tenant vacates before the last day of tenancy provided under this Agreement, and gives the Landlord
94 written notice that the Tenant has vacated, surrender occurs when the landlord receives the written notice that the Tenant has vacated.
95 If the Tenant mails the notice to the Landlord, the Landlord is deemed to receive the notice on the second day after mailing; (2) If the
96 Tenant vacates the premises after the last day of tenancy provided under this Agreement, surrender occurs when the Landlord learns that
97 the Tenant has vacated.

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

101 If Tenant is absent from the Premises for two successive weeks without notifying Landlord in writing of this absence, Landlord may deem
102 the Premises abandoned unless rent has been paid for the full period of the absence.

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

105 **GUESTS:** Tenant shall use the Premises for residential purposes only. Neither party may: (1) make or knowingly permit use of the
106 Premises for any unlawful purpose; (2) engage in activities which unduly disturb neighbors or tenants in the building in which the
107 Premises are located; or (3) do, use or keep in or about the Premises anything which would adversely affect coverage under a standard
108 fire and extended insurance policy.

109 Tenant may have guests residing temporarily in Premises if their presence does not interfere with the quiet use and enjoyment of other
110 tenants, 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(2)
111 weeks without written consent of Landlord which will not be unreasonably withheld. Tenant shall be liable for any property
112 damage, waste or neglect of the Premises or the building or development in which they are located caused by the negligence or improper
113 use by Tenant or Tenant's guests and invitees.

114 **MAINTENANCE:** Landlord, under sec. 704.07, Wis. Stats., shall keep the structure of the building in which the Premises are located and
115 those portions of the building and equipment under Landlord's control in a reasonable state of repair.

116 Tenant shall maintain the Premises under Tenant's control in a clean manner and in as good of a general condition as they were at the beginning
117 of the term or as subsequently improved by Landlord, normal wear and tear excluded. Tenant shall not, physically alter or redecorate
118 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,
119 or attach or display anything which substantially affects the exterior appearance of the Premises or the property in which it is located
120 unless otherwise allowed under the buildings rules or unless Landlord has granted specific written approval.

121 Landlord shall keep heating equipment in a safe and operable condition. Whichever party is obligated to provide heat for the Premises
122 shall maintain a reasonable level of heat to prevent damage to the Premises and the building in which it is located.

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

125 **RULES:** Landlord may make reasonable rules governing the use and occupancy of the Premises and the building in which they are
126 located. Any failure by the Tenant to comply substantially with the rules is a breach of the Agreement and may result in eviction of the
127 Tenant. Landlord may amend the rules to provide for newly added amenities or to meet changed circumstances or conditions adversely
128 affecting the property. No such amendment may unreasonably interfere with Tenant's use and enjoyment of the Premises or the property
129 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 Agreement.

130 **BREACH; TERMINATION:** Failure of either party to comply substantially with any material provision hereof is a breach of the Agreement.
131 Should Tenant neglect or fail to perform and observe any of the terms of this Agreement, Landlord may give Tenant written notice of such
132 breach requiring Tenant to remedy the breach or vacate the Premises on or before a date as stated in the notice. If Tenant fails to comply
133 with such notice, Landlord may declare the tenancy terminated and institute action to evict Tenant from the leased Premises without limiting
134 the liability of Tenant for the rent due or to become due under this Agreement. If Landlord commits a breach, Tenant has the rights, under
135 chap. 704, Wis. Stats., including secs. 704.07(4) and 704.45 Wis. Stats, and under Wisconsin Administrative Code chap. ATCP 134.

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

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

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

150 **ENTRY BY LANDLORD:** Landlord may enter the Premises occupied by Tenant at reasonable times with (12) twelve hours advance notice
151 to inspect the Premises, make repairs, show the Premises to prospective tenants or purchasers, or comply with applicable laws or
152 regulations. Landlord may enter without advance notice when a health or safety emergency exists, or if Tenant is absent and Landlord
153 believes entry is necessary to protect the Premises or the building in which they are located from damage.

154 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
155 Premises is a breach of the Agreement.

156 **CONTINUATION OF AGREEMENT:** If the Tenant continues to occupy the Premises after the expiration of this Agreement and makes a timely
157 payment of rent, the Tenant shall become a month-to-month Tenant unless another agreement is signed.

158 **ASSIGNMENT, SUBLEASE; CHANGES:** Tenant shall not assign this Agreement or sublet the Premises or any part thereof without the
159 written consent of Landlord, which will not be unreasonably withheld.

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

162 ASSIGNMENT, SUBLEASE: CONSENT

163 Tenant hereby assigns/subleases Tenant's rights under this Agreement to _____. In
164 consideration of Landlord's consent to this assignment/sublease, Tenant guarantees the performance by the assignee/sublessee of the
165 obligations of the Agreement. Landlord consents to this assignment/sublease. In consideration of the assignment/sublease and
166 Landlord's consent, _____ hereby assumes all obligations of
167 Tenant under this Agreement.

168 IN WITNESS WHEREOF, the parties have executed this assignment/sublease, acceptance and consent.

169 TENANT: Signature _____
170 (print name) (date)

LANDLORD: _____ (name) (date)

171 Signature _____
172 (print name) (date)

ASSIGNEE/SUBLESSEE:

173 Signature _____
174 (print name) (date)

Signature _____ (date)

175 Signature _____
176 (print name) (date)

Signature _____ (date)

Lease Addendum

The following clauses and rules are part of the attached lease:

- Tenant will notify landlord of their intention to renew or vacate the premises 60 days prior to the lease expiration.
 - No smoking. No illegal drugs.
 - Tenant is to carry their own renter's insurance policy and is solely responsible for their personal property. Landlord will not be held liable for damages, thefts, etc.
 - Lockout service, lost keys and unreturned keys will be charged \$50 labor plus applicable materials per incident. (Or more if a locksmith service becomes necessary.)
 - Rent may be paid with personal check, money order or certified checks. Cash will not be accepted. If tenant's checks are returned NSF, tenant will be required to pay with money order or certified funds. NSF charges and late fees will apply to all returned or otherwise invalid checks.
 - Move out and cleaning of the unit must be completed on or before 12:00 p.m. (noon) on the last day of the lease.
 - Tenant is responsible to clean the unit including but not limited to:
 - Wipe down all walls, sills, woodwork, blinds, windows, fixtures, radiators, etc
 - Mop floors
 - Vacuum and Shampoo or steam clean carpet
 - Clean appliances inside, on top, under, etc
 - Scrub clean & treat mildew and stains on toilet, tub/shower, sinks, etc
- Tenant will be charged \$35 per hour for cleaning not completed upon their move out.
- You must get permission before painting in writing from landlord and pay an extra security deposit. Any walls that were painted by the tenant (or assumed responsibility from prior tenant colors) must be returned to their standard white, beige or tan color. See management for the specific paint for your unit.
 - No pets allowed. A penalty fee of \$500 per incident will be imposed if a pet has been found to have been in the premises.
 - No charcoal grills, candles or any flame burning items.
 - Air conditioning units may be used if properly secured and vented. Units may not drip onto canopies, awnings, doorways or other problematic areas.

Sign & Date:

RULES AND REGULATIONS

1 The following rules and regulations are a part of the rental agreement dated _____ between the Landlord & Tenant.

2 NAME: _____ ADDRESS: _____

3 1. THESE RULES ARE FOR THE COMFORT AND CONVENIENCE OF ALL TENANTS AND TO INSURE PROPER USE AND
4 CARE OF THE PREMISES.

- 5 A. Tenant shall not allow any sign, advertisement, or notice to be placed either inside or outside the building without receiving the
6 Landlord's written consent. There are to be no rummage and/or furniture sales without written permission from Landlord.
7 B. Tenant shall not make or allow any improper or disturbing noises or odors in the building at any time, or to sing or play any
8 musical instruments, television, radio or stereo in a way or at times which might be objectionable to other tenants.
9 C. Tenant shall not allow any article to be placed upon window ledges or dropped from window.
10 D. Tenant shall not throw or sweep dirt or beat or shake rugs upon or from porches or into the halls of the building or from any window,
11 door, or other opening in the building. Rugs or welcome mats must meet approval of Landlord.
12 E. Tenant shall not mark or deface any part of the building.
13 F. Tenant shall not varnish, paint, wallpaper, or decorate any walls, floor, or woodwork without the approval of the Landlord.
14 G. Tenant shall not allow children to loiter or play in the halls, stairways, basement, garages, or any other of the building common areas.
15 H. Tenant shall not allow garbage, newspapers, or refuse to litter the halls or outside of the building. Garbage must be placed
16 in tied plastic bags and deposited in the receptacle provided by the Landlord for that purpose.
17 I. Tenant shall not place newspapers, magazines or other recyclable items in receptacle if local ordinance does not permit.
18 J. Tenant shall not allow any live Christmas trees in apartments unless written permission is received by Landlord.
19 K. Tenant shall not open windows and storm windows in winter in such a fashion as to allow heat to escape continuously
20 for over 15 minutes or in the summer to allow rain to enter.

21 2. The streets, sidewalks, entrances, halls, stairways, porches, and fire escapes shall not be blocked or used by the Tenant
22 for any purpose other than going into or out of the building. The lights in these common areas shall be repaired or
23 replaced only by the Landlord. These common areas shall not be used for storage of any personal items of the tenant,
24 including bicycles. This also applies to common areas in garages and basements if applicable.

25 3. Tenants must supply and replace all light bulbs in the apartment itself, and under no condition shall light bulbs outside of the
26 apartment be removed by the Tenant. Tenant shall only use proper sized wattage bulbs in fixtures.

27 4. Tenant shall not permit the premises to be used for any unlawful purpose or any purpose that will, in the judgment and
28 discretion of Landlord, injure the reputation of the premises or the building of which the premises are a part.

29 5. Tenant shall not do anything in the building or keep anything in the building which will in any way increase the
30 risk of fire, or which violates the fire laws or regulations of the Fire Department or any insurance policy covering the building.

31 6. Landlord shall not be responsible for any property of the Tenant or any items left with or delivered to the building manager.

32 7. Tenant shall not interfere with any part of the heating, lighting, refrigeration, plumbing or cooling systems, or controls in the
33 building.

34 8. For safety reasons, no outside radio or television antenna or air-conditioner shall be installed by the Tenant without receiving the written
35 consent of the Landlord. Landlord may remove such property and charge the cost to the Tenant.

36 9. Tenant shall cooperate with the building Manager to keep the lawn clean and in good condition.

37 10. Landlord shall not be responsible to the Tenant because other Tenants do not follow these rules and regulations.

38 11. Telephones: The apartments have been prewired with telephone outlet boxes in the most convenient locations. Tenant
39 may use any combination of these outlets for their telephones. Tenant should not have wall phones installed. In the
40 event Tenant does so, and the phone is later removed by the next Tenant, the cost of wall repair and painting shall be
41 charged to the Tenant responsible for installation. With the written permission of the Landlord, Tenant may have
42 additional phone outlets installed by a qualified person at Tenant's expense.

43 12. If a check tendered to the Landlord by Tenant for payment of any of Tenant's obligations is returned by Tenant's bank for any
44 reason whatsoever, Tenant will pay Landlord a \$_____ fee for administrative costs to handle the unpaid item. Landlord
45 may request Tenant to pay rent in the form of cash, cashier's check, or money order.

46 13. No water beds, of any form, are permitted inside the premises unless Landlord gives written permission. In no case
47 shall the Tenant have a waterbed without waterbed insurance.

48 14. Immediately upon vacating the leased premises, Tenant must return to the Landlord, all door keys, mail box keys, and garage
49 door openers provided to Tenant at the time he/she took occupancy of said premises.

50 15. Tenant must notify Landlord before Tenant leaves premises unoccupied for a period of seven (7) days or longer.

51 16. Never hesitate to report to the Landlord if something is not working properly.

52 SMOKE DETECTORS:

53 17. State law requires Landlord to provide a working smoke detector on each floor of unit, except attic and storage areas
54 Tenant acknowledges that all smoke detectors in the unit are working properly. State law also requires the Tenant to
55 maintain all smoke detectors in the unit. Tenant agrees to immediately provide any maintenance necessary to make the
56 smoke detector functional or provide Landlord written notification of the required maintenance.

57 SPECIAL PROVISIONS:

58 _____
59 _____
60 _____
61 _____
62 _____

63 THE TERMS AND CONDITIONS ON REVERSE SIDE ARE PART OF THIS FORM.

64 _____
65 Tenant's Signature Date Tenant's Signature Date

66 _____
67 Tenant's Signature Date Tenant's Signature Date

68 _____
69 Landlord/Agent Date

- 70 18. Tenants are responsible for guests, relatives, or children at all times. Tenants will be held liable for all damages caused
71 by guests, relatives, or children. Further, if the guest(s), relative(s), or child(ren) of the Tenant(s) disturb other Tenants,
72 breach the peace, damage property of the Owner or other Tenants, or otherwise violate the Lease or these Rules and
73 Regulations, the acts by the guest(s), relative(s), or child(ren) of the Tenant(s) will be grounds to evict the Tenant.
- 74 19. Tenants shall use white or off-white curtain or drapery material for covering window areas. Other colored curtains or
75 draperies may be used if lined with white or off-white material.
- 76 20. If there is a pool on the premises, it is used at Tenant's risk. The Tenant is responsible for his guests.
- 77 21. The Manager shall have the right to make other reasonable rules and regulations as may, in its judgment, be necessary for
78 the safety, care and cleanliness of the building(s).
- 79 22. Tenant cannot change locks. Landlord must have a key for each lock in apartment.
- 80 23. It is the responsibility of all new Tenants to have the necessary utilities placed in their name on date of occupancy.
- 81 24. Tenants are not allowed to instruct any contractors hired by Manager to provide other services not authorized.

82 **PLUMBING:**

- 83 25. The Tenant shall be responsible of the cost of all plumbing repairs resulting from improper use of plumbing facilities by
84 the Tenant. DO NOT dispose cloth, metal, wool, plastic, or such articles in either the toilet or sinks. If apartment is
85 equipped with a garbage disposal, it will remove most food waste, except large bones and corn cobs. Be sure to have cold
86 water running at all times when garbage is going through the disposal, and leave water running 1 minute after turning disposal
87 off. Please do not use the garbage disposal after 9:00 P.M.
- 88 26. Tenant shall immediately report any leaking pipes, faucets, or continual running of toilet tank.
- 89 27. Tenant shall not let water run except in actual use.
- 90 28. Tenant will do laundry work only in the rooms provided for that purpose. Tenants will operate washers and dryers only
91 between the hours of 7:00 A.M. and 9:00 P.M. unless otherwise posted in the laundry room.
- 92 29. In properties where Tenants are permitted to hook up their own washer and dryer, Tenant can connect at no charge if
93 hook-ups are available for Tenant's apartment, otherwise there is a one-time \$75.00 installation fee to provide electric,
94 gas, or water service, or at cost if less than amount stated.

95 **VEHICLES:**

- 96 30. Tenant shall use only the parking space which is assigned by the Landlord. No guests or visitors shall be allowed to park
97 in the area provided for other tenants. The Tenant must register the license number of the automobile to be parked in
98 the parking space assigned to the Tenant with the Landlord, and only the registered vehicle is permitted to be parked in
99 the assigned space.
- 100 31. Tenant shall not park any commercial or recreational, or any other vehicle powered by gasoline, storage battery, or any
101 other liquid fuel in or about the leased premises without permission from the Landlord.
- 102 32. At no time is Tenant allowed to change oil, maintain, or repair Tenant's vehicle on premises.
- 103 33. If there are indoor or outdoor parking areas, the Tenant is responsible for keeping the area neat and clean. No vehicles
104 without current license plates, with flat tires, or dead storage will be allowed on premises. Vehicles will be towed away at
105 the Tenant's expense if not cured within 48 hours of written notice by Landlord.
- 106 34. Tenant is not allowed to drive any vehicle on the grass/sidewalk area for loading or unloading purposes at any time.
- 107 35. No Tenant shall be allowed to turn on water spigots on outside or inside of buildings for any purposes unless written
108 permission is given by Landlord.
- 109 36. Washing of any vehicle is allowed only with written permission of Landlord.

110 **INSURANCE:**

- 111 37. The Landlord shall not be responsible for any loss or damage to the property of the Tenant stored in rented premises,
112 garages, parking areas, lockers, store rooms, outlots or common areas, or any storage space. Tenant uses this space at
113 his own risk.
- 114 38. It is the responsibility of the Tenant to provide insurance coverage for his personal property kept in his/her apartment,
115 storage area, common area, or any area on Landlord's property.

116 **PETS:**

- 117 39. Tenant shall not be permitted to keep cats, dogs, or other pets in the apartment without receiving the written approval of
118 the Landlord.

**RENTER'S INSURANCE
DISCLOSURE****ADDENDUM TO RESIDENTIAL RENTAL AGREEMENT**

It is:

☐ REQUIRED

Tenant's Name: _____

☐ RECOMMENDED

Address: _____

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.

Tenant

Date: _____

Landlord/Agent

Date: _____

**CARBON MONOXIDE
DETECTOR NOTICE*****Single and Two-Family
Dwellings***

Tenant/s: _____

Address: _____

State law requires that an owner of all single and two-family dwellings install carbon monoxide detectors in the basement of the dwelling and on each floor level except the attic, garage, or storage area of each dwelling unit, no later than **February 1, 2011**.

The owner has installed functional carbon monoxide detectors that bear an Underwriters Laboratories, Inc., listing mark or similar mark from an independent product safety certification organization and has installed the detectors according to the directions and specifications of the manufacturer. The carbon monoxide detector may be combined with a smoke detector.

The tenant of the property shall maintain any carbon monoxide detectors in the dwelling.

A tenant must provide the owner with written notice if a detector is not functional. The owner must repair the detector within 5 days after receipt of written notice by the tenant.

An owner of a dwelling is not liable for damages resulting from any of the following:

- (1) a false alarm from a detector that was reasonably maintained,
- (2) the failure of a detector to operate properly if that failure was the result of tampering, removal or destruction of the detector by a person other than the owner or
- (3) the result of a faulty detector that was reasonably maintained by the owner.

No person may tamper with, remove, destroy, disconnect, or remove batteries from an installed carbon monoxide detector, except in the course of inspection, maintenance, or replacement of the detector.

Tenant acknowledges that all carbon monoxide detectors in the dwelling are working properly.

Tenant Signature

Date: _____

Tenant Signature

Date: _____

When To Use: An owner of a single or two-family dwelling that is being rented to a residential tenant should provide this form to each tenant and obtain all tenants' signatures, if the residential building contains a fuel-burning appliance.
Sec. 101.647, Wis. Stats.

SMOKE DETECTOR NOTICE

1 _____
2 Name
3 _____
4 Address
5 _____
6 City/State/zip

7 Landlord has provided working smoke detectors on the Premises as required by law. Tenant acknowledges that all
8 smoke detectors on the Premises are fully operational. Smoke detectors shall be maintained as follows: (a)
9 Landlord shall be responsible for maintaining and testing all smoke detectors in common areas as required by
10 law; (b) Tenant shall be responsible for maintaining and testing all smoke detectors within Tenant's unit as
11 required by law; (c) Tenant shall inform Landlord, in writing, of any smoke detector that is not working and
12 Landlord shall have (5) days after receipt of written notice to repair or replace smoke detector; (d) Tenant shall
13 replace batteries in all smoke detectors inside Tenant's unit as necessary.

14 Resident acknowledges that all smoke detectors in the unit are working properly.

15 _____
16 Tenant's Signature Date Landlord/Agent's Signature Date
17 _____
18 Tenant's Signature Date
19 _____
20 Tenant's Signature Date

TENANT INSPECTION/ ACCEPTANCE

CHECK THESE INSPECTIONS CLOSELY!
THEY WILL DETERMINE IF YOU OWE ANY CHARGES
WHEN YOU MOVE OUT!

1 Tenant: _____
2 Address: _____
3 _____

Date Moved In: _____
Date Moved Out: _____
Misc.: _____

ROOM OR AREA	MOVE-IN INSPECTION	MOVE-OUT INSPECTION	COST TO CORRECT
KITCHEN			
Walls/Ceiling			
Stove-Outside			
Burners			
Burner Reflectors			
Timer-Controls			
Oven			
Racks			
Broiler Pan			
Light			
Function			
HOOD			
Fan-Light			
Filter			
Outside			
REFRIGERATOR			
Outside			
Inside (all parts)			
Vacuum, Coil-motor			
Clean Floor Under			
Light			
Function			
DISHWASHER			
Outside-controls			
Inside (all parts)			
Function			
SINK			
Counter Tops			
Faucets			
Enamel			
CUPBOARDS			
Shelves			
Drawers			
Under Sink			
BATHROOM			
Cabinet & Vanity			
Water Closet/Seat			
Ceramic Tile/Caulk			
Towel Bars			
Faucets			
Walls/Ceilings			
BATHROOM - HALF			
Cabinet & Vanity			
Water Closet/Seat			
Ceramic Tile/Caulk			
Towel Bars			
Faucets			
Walls/Ceilings			

ROOM OR AREA	MOVE-IN INSPECTION	MOVE-OUT INSPECTION	COST TO CORRECT
DINING ROOM			
Fixture & Bulbs			
Floor			
Walls/Ceiling			
LIVINGROOM			
Floor			
Walls/Ceiling			
BEDROOM 1			
Carpet			
Walls/Ceiling			
Doors			
BEDROOM 2			
Carpet			
Walls/Ceiling			
Doors			
BEDROOM 3			
Carpet			
Walls/Ceiling			
Doors			
HALLWAY			
Linen Closet			
Walls/Ceilings			
CARPET			
Living Room			
Dining Room			
Hallway			
Entry			
Stairway			
Other			
MISCELLANEOUS			
Drapes/Rods			
Windows			
Plumbing Leaks			
Linoleum			
Light Bulbs			
Water Softener			
Door Keys			
Garage Keys			
Garage Door Openers			
Mail Box Keys			
Basement Keys			
Floor/Carpet			
Closet Doors			
Air Conditioning			
Patio Door			
Patio Screen			
TV Antenna			

54 **COMMENTS (Move In):**
55 _____
56 _____
57 _____
58 _____
59 _____
60 _____

COMMENTS (Move Out):

TOTAL \$

61 **MOVE IN INSPECTION**
62 Tenant accepts responsibility of rental unit "As Is" with the exception
63 listed above.
64 Tenant _____ Date _____
65 Owner/Agent _____ Date _____

MOVE OUT INSPECTION
Inspection results hereby accepted.
Tenant _____ Date _____
Owner/Agent _____ Date _____