

RENTAL AGREEMENT

This agreement for the lease of the Premises identified below is entered into by and between the Landlord and Tenant (referred in the singular whether one or more) on the following terms and conditions:

PARTIES **TENANT(S)** _____ **LANDLORD NAME:** Springbrook Row Apartments
 _____ **ADDRESS:** 921 Fahrenbrook Ct.
 _____ Madison, WI 53715
 _____ and no others. 608-255-4744

Landlord's Agent for maintenance, management, service of process and collection of rent
Name: _____ Rouse Management Inc.
Address: _____ 2428 Perry Street, Madison, WI 53713 (608) 251-7471

PREMISES **PREMISES** Street Address: _____
 City/State/Zip: _____ Madison, WI 53715

TERM Apartment/Unit/No.: _____ **RENTAL TERM** _____ One Year
 First Day of Term: August 15, 2016 **(NOON)** Last Day of Term: August 14, 2017 **(NOON)**

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

Utility Charges	Electric	Heat	Water	Gas	Air Conditioning	Hot Water	Trash / Recycling	Cable/Wireless DSL
Included in Rent		X	X	X		X	X	X
Separately Metered	X				X			

RENT **Rent Amount \$** _____ **Other** _____ **Parking \$** _____ per **Month** due on or before the **First** day of each **Month** **Rent checks shall be made payable to Landlord and mailed or delivered to Landlord's Agent. ALL TENANTS, IF MORE THAN ONE, SHALL BE JOINTLY AND SEVERALLY LIABLE FOR THE FULL AMOUNT OF ALL PAYMENTS DUE UNDER THIS AGREEMENT.**

SECURITY DEPOSIT Upon execution of this Agreement, Tenant agrees to pay a security deposit in the amount of \$ _____ to be held by **Springbrook Row Business Account**. The deposit, less any amounts legally withheld, will be returned in person or mailed to Tenant's last known address, as provided in Wis.Stat. s. 704.28(4). Tenant is responsible for giving landlord his/her new address. Upon surrender, Tenant shall vacate the Premises and return, or account for, any of Landlord's property held by Tenant, such as keys, garage door openers, etc.

CHECK-IN Landlord will provide a check-in sheet at the time of check-in. Tenant will have 7 days from the date of occupancy commences to complete the check-in sheet and return it to the Landlord or Landlord's Agent.

REPORT

- SPECIAL CONDITIONS** **Special Conditions:** 1. If rent is NOT paid by 1st of the month there will be a \$40 late fee.
2. Tenants agree to pay 1st month's rent at their lease signing. 3. The entire security deposit is due February 1, 2016.
4. This lease is a non renewable lease.
5. The only pet allowed is fish. Proof of renter's insurance is required for fish tanks.

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

Attachment	✓ Check	Attachments	✓ Check
Carbon Monoxide Addendum	X	Nonstandard Rental Provisions	X
Rules and Regulations Addendum	X	Smoke Alarm Addendum & Requirements	X
Guaranty Forms	X		X

IN WITNESS WHEREOF, the parties have executed this Rental Agreement on _____

LANDLORD _____ **TENANTS** _____
 LANDLORD'S AGENT _____
TENANTS _____

LANDLORDS ACCESS	Landlord may enter the Premises occupied by the 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.
ABANDONMENT	If Tenant unjustifiably removes from the Premises before the last day of the rental term, Tenant shall be liable for all rent due under this Agreement through the last day of the term, plus damages incurred by Landlord, and less any net rent received by landlord in renting the premises. Landlord understands and acknowledges its obligation to mitigate damages as provided in Wis. Stat. s. 704.29. If Tenant is absent from the Premises for three consecutive weeks without written notice of such absence to Landlord, Landlord may, in Landlord's sole discretion, deem that Tenant has removed from the Premises and proceed to rerent the Premises.
TENANT RULES & OBLIGATIONS USE	During the lease term, as a condition of Tenant's continuing right to use and occupy the Premises, Tenant agrees and promises, unless Landlord otherwise provides in writing, as follows; <ol style="list-style-type: none"> 1. To use the Premises for residential purposes only for Tenant 2. To NOT make or permit use of the Premises for any unlawful purpose of any purpose that will injure the reputation of the Premises or the building of which they are a part. 3. To NOT use or keep in or about the Premises anything that would adversely affect coverage of the Premises or the building of which they are a part under a standard fire or extended insurance policy. 4. To NOT make excessive noise or engage in activities which unduly disturb neighbors or other tenants in the building in which the Premises are located.
PETS GOVT. REG.	<ol style="list-style-type: none"> 5. To NOT permit in or about the Premises any pet unless specifically authorized by Landlord in writing. 6. To obey all lawful orders, rules and regulations of all governmental authorities and, if a condominium, any condominium association with authority over the premises.
MAINTENANCE	<ol style="list-style-type: none"> 7. To keep the Premises in clean and tenable condition and in as good repair as on the first day of the lease term, normal wear and tear excepted. 8. To maintain a reasonable amount of heat in cold weather to prevent damages to the premises, and if damage results from Tenant's failure to maintain a reasonable amount of heat, Tenant shall be liable for this damage.
IMPROVEMENTS	<ol style="list-style-type: none"> 9. Unless Tenant has received specific written consent from Landlord, to NOT do or permit any of the following: <ol style="list-style-type: none"> a. Paint upon, attach, exhibit, or display in or about the Premises any sign or placard. b. Alter or redecorate the Premises. c. Drive nails, tacks, and screws or apply other fasteners on or into any wall, ceiling, floor, or woodwork of the Premises. d. Attach or affix anything to the exterior of the Premises or the building in which it is located.
GUESTS NEGLIGENCE	<ol style="list-style-type: none"> 10. To NOT permit any guest or invitees to reside in the Premises without prior written consent of Landlord. 11. To be responsible for all damage or waste to, or neglect of, the premises caused by Tenant or Tenant's guests and invitees, and to be liable for any resulting property damage or injury. In addition, Tenant is liable for all breaches of this agreement caused by Tenant or their guests. 12. To NOT assign this Agreement nor sublet the Premises or any part thereof without the prior written consent of Landlord. If Landlord permits an assignment or a sublease, such permission shall in no way relieve Tenant of Tenant's liability under this Agreement.
VACATION OF PREMISES	<ol style="list-style-type: none"> 13. To vacate the Premises at the end of the term, and immediately deliver the keys, garage door openers, parking permits, etc., and the Tenant's forwarding address to the Landlord.
RULES	Landlord may make additional reasonable rules governing the use and occupancy of the Premises and the building in which they are located. Tenant acknowledges the rules stated above, and acknowledges receipt of any additional rules prior to signing this Agreement. Any failure by Tenant to comply with the rules is a breach of this Agreement.
DAMAGE BY CASUALTY	If the Premises are damaged by fire or other casualty to a degree that renders them untenable, Tenant may move out unless Landlord promptly proceeds to repair and rebuild. Tenant may move out if the repair work causes undue hardship. If Tenant remains, rent abates to the extent Tenant is deprived of normal full use of the Premises, until the Premises are restored. If repairs are not made, this Agreement shall terminate. If the Premises are damaged to a degree which does not render them untenable, Landlord shall repair them as soon as reasonably possible.
CODE VIOLATION CONDITIONS AFFECTING HABITABILITY	The Premises and the building of which they are a part are NOT currently cited for uncorrected building or housing code violations unless a copy of any such notices of uncorrected code violations are attached to this Agreement. The Premises do NOT contain any of the following conditions adversely affecting habitability unless listed under Special Conditions: No hot or cold running water, plumbing or sewage disposal facilities not in good operating order, unsafe or inadequate heating facilities (incapable of maintaining at least 67° F in living areas), no electricity, electrical wiring or components not in safe operating condition, or structural or other conditions that are substantially hazardous to health or safety.
SMOKE DETECTOR NOTICE	<i>Wisconsin law requires that the Landlord maintain any smoke detectors located in any building common areas. State law runner requires that THE TENANT MUST EITHER MAINTAIN ANY SMOKE DETECTOR ON THE PREMISES OR GIVE LANDLORD WRITTEN NOTICE WHENEVER A SMOKE DETECTOR ON THE PREMISES IS NOT FUNCTIONAL. The Landlord shall provide, within five days of receipt of any such notice, any maintenance necessary to make that smoke detector functional. MAINTENANCE SHALL INCLUDE THE PROVISION OF NEW BATTERIES, AS NEEDED.</i>
AGENCY NOTICE	Tenant understands that any property manager, rental agent or employees thereof are representing the Landlord's interests and owe duties of loyalty and faithfulness to the Landlord. They also are, however, obligated to treat all parties fairly and in accordance with fair housing and other applicable laws and standards. You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the internet at http://www.widocoffenders.org or by phone at (877) 234-0085.