Apartment Lease Agreement

Terms and Conditions

This Lease Agreement (the "Lease") is made and entered into on July 24, 2026 (the "Effective Date") by and between Stephanie Fromm (the "Landlord" or "Lessor") and **Shelby Taylor** (the "Tenant" or "Lessee"), collectively known as the "Parties."

The Parties hereby agree as follows:

1. Premises and Term

Landlord hereby leases to Tenant the two bedroom apartment located at 313 Hilltop Ct. Warrens, WI 54666 (the "Premises").

This is a fixed-term lease commencing on **August 1, 2026** (the "Commencement Date") and ending on **August 1, 2027** (one year from Commencement Date, unless renewed or extended) (the "Expiration Date"). This Lease shall not automatically renew. Any renewal or extension must be agreed to in writing by both Parties.

2. Rent

Monthly rent is $1,500.00. As a courtesy, Landlord agrees to accept weekly installments of $375.00, payable each Friday, until the monthly obligation has been satisfied. Payments shall be made via Venmo to Landlord (or other method specified by Landlord). Tenant is responsible for ensuring timely delivery of payment regardless of third-party payment platform issues. Payment is deemed received when funds have been successfully transferred and are available to the Landlord. Rent includes utilities (gas, electricity, internet, garbage, water), parking, and snow removal. Late rent shall incur a late fee of $50 plus $10 per day, not to exceed $200 total. Returned payments incur a $35 fee.

3. Security Deposit

Tenant shall pay a security deposit of $1,000.00 upon signing this Lease. The deposit secures Tenant's performance of Lease terms, including payment of rent and damages beyond normal wear and tear. Landlord shall hold the deposit in a separate account. Within 21 days after Lease termination and Tenant vacating, the Landlord shall return the deposit (minus lawful deductions) with an itemized list of any deductions. Deductions may include unpaid rent, cleaning costs, repairs, or other breaches.

4. Utilities and Services
Rent includes all listed utilities and services. Tenant shall not abuse utilities. If Tenant requests additional amenities, costs shall be Tenant's responsibility unless agreed in writing. Utilities are included based upon normal residential use. Excessive or wasteful utility consumption may constitute a lease violation if Tenant fails to correct the issue after written notice.

5. Use of Premises
Tenant shall use the Premises only as a private residence. Smoking, vaping, or the use of any combustible or electronic smoking device is prohibited anywhere inside the Premises, including garages, common areas, and entryways. No illegal activities, nuisances, or disturbances permitted. Tenant shall not sublease. No animals are permitted in the rental. Tenant shall not store belongings outside the Premises and shall comply with all laws and ordinances.

6. Surrender of Premises
Tenant shall return the Premises in a clean condition comparable to the condition at move-in, normal wear and tear excepted. Landlord may deduct reasonable cleaning costs from the security deposit only to the extent necessary to restore the Premises to that condition. Tenant shall leave the Premises broom clean, remove all trash, clean appliances, cabinets, bathrooms, and floors, and return the Premises in substantially the same condition as received, excluding ordinary wear and tear. Tenant shall remove all personal property and return all keys, garage door openers, parking permits, and other access devices upon vacating. Property left behind may be handled in accordance with Wisconsin law.

7. Maintenance and Repairs
Tenant shall keep the Premises clean, sanitary, and in good condition during the tenancy, promptly reporting any needed repairs to Landlord. Tenant shall promptly replace light bulbs, smoke detector batteries, furnace filters if provided by Landlord, and keep drains free from misuse. Tenant shall be responsible for damage caused by negligence or misuse. Landlord shall maintain the Premises in a fit and habitable condition, complying with Wisconsin Stat. § 704, including Landlords responsibility to maintain the premises in a reasonable state of repair and fit for residential occupancy.
The Premises are rented in their current condition, subject to Landlord's ongoing habitability obligations. Tenant shall not make alterations without Landlord's written consent.
8. Landlord's Right of Entry
Landlord may enter the Premises at reasonable times with at least 24 hours' notice for inspections, repairs, showings, or other reasonable purposes. In emergencies, Landlord may enter

without notice. Landlord shall not abuse this right or harass Tenant.

9. Sale or Transfer of Property

The Landlord reserves the right to sell, transfer, or otherwise convey the Premises during the term of this Lease. In the event of a sale or transfer:

(a) This Lease shall remain in full force and effect through its expiration unless otherwise agreed to in writing by the Landlord, Tenant, and any successor owner.

(b) Tenant agrees to reasonably cooperate with the sale of the property, including permitting showings, inspections, appraisals, and photographs upon at least twenty-four (24) hours' notice, except in emergencies.

(c) Upon transfer of ownership, the new owner shall assume the Landlord's rights and obligations under this Lease, including responsibility for the security deposit as required by Wisconsin law.

(d) If Landlord and Tenant mutually agree to terminate this Lease early because of the sale, such agreement must be in writing.

10. Prohibited Items and Conduct

Tenant shall not keep dangerous, flammable, explosive, or illegal items/substances on the Premises.

11. Insurance and Liability

Tenant is encouraged to obtain renter’s insurance. Landlord is not responsible for Tenant’s personal property. Tenant shall indemnify Landlord for damages caused by Tenant’s negligence.

12. Termination and Default

This is a fixed-term Lease. Early termination by Tenant requires Landlord’s consent and may result in liability for remaining rent (subject to Landlord’s duty to mitigate). If Tenant defaults (e.g., non-payment of rent, material breach), Landlord may pursue all remedies available under Wisconsin Statute 704 and other applicable Wisconsin law. The prevailing party in any action arising from this Lease may recover reasonable attorney fees and court costs as permitted by Wisconsin law.

13. Rules and Regulations

Tenant shall comply with any reasonable rules provided by Landlord. New rules require 30 days’ notice and shall not substantially modify this Lease.

14. Quiet Enjoyment

Landlord covenants that Tenant, upon paying rent and performing obligations, shall peacefully

enjoy the Premises.

15. Amendment and Waiver
This Lease may only be amended in writing signed by both Parties. Failure to enforce any provision does not waive it.

16. Governing Law
This Lease is governed by Wisconsin law, including chapter 704 and Wisconsin Administrative Code ATCP Chapter 134.

17. Required Disclosures

- Lead-Based Paint Disclosure (If Premises built before 1978): [Attach federal EPA disclosure form and pamphlet "Protect Your Family from Lead in Your Home." Landlord certifies:
  - **X No known lead-based paint/hazards**
  - ☐ Known hazards (describe); Records provided.]If built after 1978, this disclosure is not required.

• Landlord's contact: Stephanie Fromm, 563-380-0685; suttst02@gmail.com

• No other known material defects affecting health/safety.

IN WITNESS WHEREOF, the Parties have executed this Lease as of the Effective Date.
LANDLORD

_____ Date: July 24, 2026
Stephanie Fromm

TENANT

_____Shelby Taylor _____ Date: _____07/24/2026_____ Shelby Taylor