

RESIDENTIAL RENTAL AGREEMENT

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

3 **TENANT:** (1 adults and 0 children)
4 Anne F. Bentley
5
6

7 **PREMISES:** Building Address
8 2105 Ludington Ave.
9 (street)
10 Wauwatosa WI 53226
11 (city, village, town) (state) (zip)
12 Apartment/room/unit: Lower unit

13 Other:
14 Included furnishings/appliances: refrigerator, range, oven
15 other (list or attach addendum): central air, dishwasher,
16 washer, dryer

17
18 **RENT:** Rent of \$ 1,935⁰⁰ for Premises and
19 \$ for other (specify)
20 is due on the 1st day of each month and is payable at
21 P.O. Box 545, Pewaukee, WI. 53072.
22
23 If rent is received after 3rd
24 the Tenant shall pay a late fee of \$ 5.00/day from 1st.
25 Charges incurred by Landlord for Tenant's returned checks are
26 payable by Tenant. Landlord shall provide a receipt for cash
27 payments of rent. **All tenants, if more than one, are jointly and**
28 **severally liable for the full amount of any payments due**
29 **under this Agreement.** Acceptance of a delinquent payment
30 does not constitute a waiver of that default or any other default
31 under this Agreement. Other Landlord or Tenant obligations:
32
33
34
35 SEE ATTACHED ADDENDUM "A"
36 WHICH SHALL BE MADE A PART
37 OF THIS RENTAL AGREEMENT

38 **SECURITY DEPOSIT:** Upon execution of this Agreement, Tenant shall pay a security deposit in the amount of \$ 1,875⁰⁰ to be held by Landlord
39 or Landlord's agent. The deposit, less any amounts legally withheld, will be returned to Tenant's last known address within twenty-one (21) days after any
40 event set forth in §704.28(4), Wis. Stats. If any portion of the deposit is withheld, Landlord must provide Tenant with a written statement accounting for
41 amounts withheld. The statement shall describe each item of physical damage or other claim made against the security deposit, and the amount withheld as
42 reasonable compensation for each item or claim. If repair costs are not known within twenty-one (21) days Landlord may use a good faith estimate in the written
43 accounting. The reasonable cost for tenant damage, waste, or neglect of the premises, normal wear and tear excluded, may be deducted from Tenant's security
44 deposit as well as any amounts set forth in §704.28(1), Wis. Stats. Tenant has seven (7) days from the beginning of the term of the Agreement to notify Landlord
45 of any additional damage or defects existing prior to the Tenant's occupancy and/or request in writing a list of physical damages or defects, if any, charged against
46 the previous tenant's security deposit. No deduction from Tenant's security deposit shall be made for any such damage or defect for which written notification was
47 given within the time stated. Tenant may not use the security deposit as payment for the last month's rent without the written permission of Landlord.

48 **DEDUCTIONS FROM PRIOR TENANT'S SECURITY DEPOSIT:** Tenant is hereby notified that Tenant may do any of the following within seven (7) days after
49 the start of their tenancy: (a) inspect the unit and notify Landlord of any pre-existing damages or defects, and (b) request a list of physical damages or defects
50 charged against the previous Tenant's security deposit. If such a request is made by Tenant, Landlord will supply Tenant with a list of all physical damages or
51 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
52 to Tenant within thirty (30) days from when the request was received or, within seven (7) days after Landlord notifies the previous tenant of the security deposit
53 deductions, whichever occurs later. Landlord need not disclose previous tenant's identity nor the amount deducted from the previous tenant's security deposit.
54 Landlord will provide Tenant with a Check-In / Check-Out sheet. Should Tenant fail to return it to Landlord within seven (7) days after the start of the tenancy,
55 Tenant will be considered to have accepted the Premises without any exceptions.

56 **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; vacating
57 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.
58 *Time is of the essence* means that a deadline must be strictly followed.

59 **SPECIAL PROVISIONS:** Landlord to be responsible for lawn & snow. Check #142 for \$1,875⁰⁰
60 received 1-14-25 for Sec. Dep.

61 **RENTAL DOCUMENTS:** Landlord has given Tenant a copy of the Residential Rental Agreement as well as any Rules and Regulations, if applicable, for review
62 prior to entering into this Agreement and prior to accepting any earnest money or security deposit.
63 **Pets and water beds are not permitted unless indicated otherwise in writing.**

NOTE: SIGNING OF THIS AGREEMENT CREATES LEGALLY ENFORCEABLE RIGHTS.

CO-SIGNER / Guarantor

66 In consideration of Landlord renting the Premises, to Tenant, the
67 undersigned guarantees payment of all amounts due under this
68 Agreement and performance of all covenants. This Guarantee is
69 irrevocable and is not affected by modification or extension of this
70 Agreement.

71 Signature: _____
72 Print Name: _____ (date)
73 _____
74 _____ (address)
75 Signature: _____
76 Print Name: _____ (date)
77 _____
78 _____ (address)

LANDLORD: Benjamin Wiesner
Agent for Ben Wiesner 414-899-7393
service of (name) (phone)
process P.O. Box 545
(address)
Pewaukee WI 53072
(city, village, town) (state) (zip)
Agent for see above
maintenance, (name) (phone)
management _____ (address)

(city, village, town) (state) (zip)
Agent for See above
collection (name) (phone)
of rents _____ (address)

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

TERM: (Strike either (a) or (b) enter complete date.)
(a) Month to month beginning on _____; or
(b) For a term of 12 months beginning on 04-01-2025,
and ending on 03-31-2026.
NOTE: An Agreement for a fixed term expires without further notice.
If tenancy is to be continued beyond this term, parties should make
arrangements for this in advance of the expiration.

UTILITIES: Check if paid by:

	Landlord	Tenant
Electricity	_____	<u>X</u>
Gas	_____	<u>X</u>
Heat	_____	<u>X</u>
Air Conditioning	_____	<u>X</u>
Sewer/Water	<u>X</u>	_____
Hot Water	_____	<u>X</u>
Trash	<u>X</u>	_____
Other <u>cable / internet</u>	_____	<u>X</u>

If utilities or services payable by Tenant are not separately metered,
tenant's share of payments are allocated as follows:
no satellite dishes

LANDLORD / AGENT

Signature: Ben Wiesner 1-14-25
Print Name: Benjamin Wiesner (date)
TENANT
Signature: Anne Bentley 1/14/25
Print Name: Anne Bentley (date)
Signature: _____
Print Name: _____ (date)
Signature: _____
Print Name: _____ (date)
Signature: _____
Print Name: _____ (date)

79 **NOTICE TO VACATE:** Lease for Term – No written notice is required to terminate a lease for term because the lease automatically ends on the last day of the
80 term. Nonetheless, both Landlord and Tenant should discuss prior to the end of the original lease term whether or not they wish to continue the tenancy beyond
81 the original lease term and if so, enter into a new rental agreement accordingly. Month to Month Tenancy – Written notice must be received by the other party at
82 least twenty-eight (28) days prior to the ending of a month to month tenancy. A month to month tenancy may only be terminated at the end of a rental period. A
83 rental period runs from the first day of a calendar month through the last day of a calendar month. *See addendum A*

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

87 **CONDITION OF PREMISES:** Tenant has had the opportunity to inspect the rental unit and has determined that it will fulfill their needs and acknowledges that
88 the unit is in good and satisfactory condition, except as noted in the Check-In / Check-Out sheet provided to them, prior to taking occupancy. Tenant agrees to
89 maintain the premises during their tenancy and return it to Landlord in the same condition as it was received less normal wear and tear.

90 **POSSESSION AND ABANDONMENT:** Landlord shall give Tenant possession of the Premises as provided. Tenant shall vacate the Premises and return all of Landlord's
91 property promptly upon the expiration of this Agreement, including any extension or renewal, or its termination, in accordance with its terms and the law. A Tenant will be
92 considered to have surrendered the Premises on the last day of the tenancy provided under this Agreement, except that, if the Tenant vacates before the last day of the
93 tenancy, and gives Landlord written notice that Tenant has vacated, surrender occurs when Landlord receives the written notice that Tenant has vacated. If the Tenant mails
94 the notice to Landlord, Landlord is deemed to have received the notice on the second day after mailing. If Tenant vacates the Premises after the last day of the tenancy,
95 surrender occurs when Landlord learns that Tenant has vacated. If Tenant abandons the Premises before expiration or termination of this Agreement or its extension or
96 renewal, or if the tenancy is terminated for Tenant's breach of this Agreement, Landlord shall make reasonable efforts to re-rent the Premises and apply any rent received, less
97 costs of re-renting, toward Tenant's obligations under this Agreement. Tenant shall remain liable for any deficiency. If Tenant is absent from the Premises for two (2) successive
98 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 the absence.

99 **ABANDONED PROPERTY:** If Tenant vacates or is evicted from the premises and leaves personal property, Landlord may presume, in the absence of a written
100 agreement between the Landlord and Tenant to the contrary, that the Tenant has abandoned the personal property and Landlord may dispose of it in any manner
101 that the Landlord, in his sole discretion, determines is appropriate. Landlord will not store any items of personal property that tenant leaves behind when tenant
102 vacates or is evicted from the premises, except for prescription medicine or prescription medical equipment, which will be held for seven (7) days from the date of
103 discovery. If Tenant abandons a manufactured or mobile home or a titled vehicle, Landlord will give Tenant and any other secured party that Landlord is aware
104 of, written notice of intent to dispose of property by personal service, regular mail, or certified mail to Tenant's last known address, prior to disposal.

105 **USE OF PREMISES AND GUESTS:** Tenant shall use the Premises for residential purposes only. Operating a business or providing child care for children not
106 listed as occupants in this Agreement is prohibited. Neither party may: (1) make or knowingly permit use of the Premises for any unlawful purpose; (2) engage in
107 activities which unduly disturb neighbors or tenants; and/or (3) do, use, or keep in or about the Premises anything which would adversely affect coverage under
108 a standard fire and extended insurance policy. Tenant may have guests residing temporarily in Premises if their presence does not interfere with the quiet use
109 and enjoyment of other 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
110 (2) weeks without written consent of Landlord which will not be unreasonably withheld. Tenant shall be liable for any property damage, waste, or neglect of the
111 Premises, building, or development in which it is located, that is caused by the negligence or improper use by Tenant or Tenant's guests and invitees.

112 **CRIMINAL ACTIVITY PROHIBITED:** Tenant, any member of Tenant's household, guest, or invitee, shall not engage in or allow others to engage in any criminal
113 activity, including drug-related criminal activity, in the Premises or on the property.

114 **MAINTENANCE:** Pursuant to §704.07, Wis. Stats., Landlord shall keep the structure of the building in which the Premises are located and those portions of the
115 building and equipment under Landlord's control in a reasonable state of repair. Tenant shall maintain the Premises under Tenant's control in a clean manner and
116 in as good of a general condition as it was at the beginning of the term or as subsequently improved by Landlord, normal wear and tear excluded. Tenant shall not
117 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,
118 or attach or display anything which substantially affects the exterior appearance of the Premises or the property in which it is located, unless otherwise allowed
119 under the rules or unless Landlord has granted specific written approval. Landlord shall keep heating equipment in a safe and operable condition. Whichever party
120 is obligated to provide heat for the Premises they shall maintain a reasonable level of heat to prevent damage to the Premises and the building in which it is located.

121 **BREACH AND TERMINATION:** Failure of either party to comply substantially with any material provision is a breach of this Agreement. Should Tenant neglect
122 or fail to perform and observe any of the terms of this Agreement, Landlord shall give Tenant written notice of the breach requiring Tenant to remedy the breach or
123 vacate the Premises on or before a date at least five (5) days after the giving of such notice, and if Tenant fails to comply with such notice, Landlord may declare the
124 tenancy terminated and proceed to evict Tenant from the Premises, without limiting the liability of Tenant for the rent due or to become due under this Agreement. If
125 Tenant has been given such notice and remedied the breach or been permitted to remain in the Premises, and within one (1) year of such previous breach, Tenant
126 breaches the same or any other covenant or condition of Tenant's lease, this lease may be terminated if, before the breach has been remedied, Landlord gives notice
127 to Tenant to vacate on or before a date at least fourteen (14) days after the giving of the notice as provided in §704.17, Wis. Stats. These provisions shall apply to
128 any lease for a specific term and do not apply to a month to month tenancy. If Landlord commits a breach, Tenant has all rights, and remedies as set forth under the
129 law, including §704.07(4) and §704.45, Wis. Stats., and Wisconsin Administrative Code Chapter ATCP 134.

130 **RESPONSIBILITY FOR UTILITIES:** Tenant must maintain utilities for the Premises until the end of the lease term or until the last day that Tenant is responsible
131 for rent. Tenant will be responsible for the cost of all utilities through the end of the lease term or until the last day that Tenant is responsible for rent.

132 **RENT:** All late fees, security deposit, utility charges, or any other monetary amount set forth under this Agreement are to be considered and defined as "rent."

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

136 **CODE VIOLATIONS AND ADVERSE CONDITIONS:** There are no code violations or other conditions affecting habitability of the Premises unless indicated
137 otherwise in writing.

138 **RENTERS INSURANCE RECOMMENDED:** Landlord recommends that Tenant purchase Renter's Insurance to protect Tenant's personal property and to
139 protect Tenant from any liabilities while living at the property. Tenant understands that if they do not purchase Renter's Insurance that Tenant may not have any
140 insurance coverage should Tenant's belongings be damaged or should Tenant be held liable to a third party and/or the Landlord.

141 **NOTICE OF DOMESTIC ABUSE PROTECTIONS:**

142 1. As provided in section 106.50 (5m) (dm) of the Wisconsin statutes, a tenant has a defense to an eviction action if the tenant can prove that the landlord knew,
143 or should have known, the tenant is a victim of domestic abuse, sexual assault, or stalking and that the eviction action is based on conduct related to domestic
144 abuse, sexual assault, or stalking committed by either of the following:

145 (a) A person who was not the tenant's invited guest.

146 (b) A person who was the tenant's invited guest, but the tenant has done either of the following:

147 (1) Sought an injunction barring the person from the premises.

148 (2) Provided a written statement to the landlord stating that the person will no longer be an invited guest of the tenant and the tenant has not subsequently
149 invited the person to be the tenant's guest.

150 2. A tenant who is a victim of domestic abuse, sexual assault, or stalking may have the right to terminate the rental agreement in certain limited situations, as provided in
151 section 704.16 of the Wisconsin statutes. If the tenant has safety concerns, the tenant should contact a local victim service provider or law enforcement agency.

152 3. A tenant is advised that this notice is only a summary of the tenant's rights and the specific language of the statutes governs in all instances.

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

157 **ENTRY BY LANDLORD:** Landlord may enter the Premises occupied by Tenant, with or without Tenant's consent, at reasonable times upon twelve (12) hours advance
158 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
159 without advance notice 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 from
160 damage. Neither party shall add or change locks without providing the other party keys. Improper denial of access to the Premises is a breach of this Agreement.

161 **EXTERMINATION COSTS:** Tenant will be responsible for the costs of extermination or removal of any insects, pests, or rodents that are found on the Premises,
162 and which are the result of the Tenant's (or any member of the Tenant's household, Tenant's guests, or invitees) acts, negligence, failure to keep the Premises clean,
163 failure to remove garbage and waste, and/or improper use of the Premises.

164 **RULES:** Landlord may make reasonable rules governing the use and occupancy of the Premises and the building in which it is located. Any failure by the Tenant
165 to substantially comply with the rules will be a breach of this Agreement and may result in the eviction of the Tenant. Landlord may amend the rules to provide for
166 newly added amenities or to meet changed circumstances or conditions adversely affecting the property. No such amendments may unreasonably interfere with
167 Tenant's use and enjoyment of the Premises or the property of which it is part. A copy of the rules, if applicable, have been given to Tenant at the time of application
168 and at the time of the signing of this Agreement.

169 **CONTINUATION OF AGREEMENT:** If Tenant continues to occupy the Premises after the expiration of this Agreement and makes a timely payment of rent,
170 which is accepted by Landlord, Tenant shall be under a month to month tenancy with the same terms and conditions of the original rental agreement unless other
171 arrangements have been made in writing.

172 **ASSIGNMENT OR SUBLEASE:** Tenant shall not assign this Agreement or sublet the Premises without the written consent of Landlord.

173 **MODIFICATIONS AND TERMINATION:** This Agreement may be terminated or modified by written agreement of Landlord and Tenant. The parties may
174 terminate this Agreement and enter into a new Agreement instead of renewing it, assigning it, or subleasing the Premises.

175 **SEVERABILITY OF RENTAL AGREEMENT PROVISIONS:** The provisions of this rental agreement are severable. If any provision of this rental agreement is
176 found to be void or unenforceable, the unenforceability of that provision does not affect the other provisions that can be given effect without the invalid provisions.

177 **NON-WAIVER:** Any failure to act by Landlord with regard to any specific violation or breach of any term of this Agreement by Tenant shall be considered temporary
178 and does not waive Landlord's right to act on any future violation or breach by Tenant. Landlord, by accepting payment from Tenant for rent or any other amount
179 owed, is not waiving its right to enforce a violation or breach of any term of this Agreement by Tenant.