

ADDENDUM "A"

NON STANDARD RENTAL AGREEMENT PROVISION

To be attached and made part of your lease. Please read and initial each item.

		Initial
1	Tenants agree to keep working battery in the smoke alarm inside apartment	AB
2	There will be a \$5/day late fee charged for rent received after the third (3 rd) day of the month. I/We agree that late fees may be withheld from security deposit. Monthly rent checks payable to: <u>Ben Hlesner P.O. Box 545, Pewaukee, WI. 53072</u>	AB
3	I/We agree not to use security deposit as last month's rent under any circumstances.	AB
4	Tenants will be liable for professional carpet cleaning upon termination of tenancy if there are any spots/stains on carpet.	AB
5	Following your one year lease, a sixty (60) day written notice is required to terminate tenancy (WRITTEN NOTICE VIA U.S. MAIL ONLY). Sixty (60) day notice must be given on or before the last day of the month. Mid-month notices will not be accepted. Tenant is responsible for any rent loss and advertising costs as a result of early or improper termination. Sixty (60) day written notice is required under all circumstances.	AB
6	There shall be no more than <u>2</u> adult(s) and <u>0</u> children living in the premises during tenancy. There will be a \$250/mo. Penalty per extra person.	AB
7	NSF checks returned from the bank will be assessed a \$30 penalty.	AB
8	Tenant agrees not to give notice to move for 11/30, 12/31, 1/31, 2/28 of any year. (i.e. the last notice accepted before the "no move" period must be received by 8/31)	AB
9	There will be a \$150 per month fee charged for each unauthorized pet	AB
10	Tenant is responsible for cost of minor plumbing problems, i.e. sink/toilet/tub clogs due to negligence of tenant	AB
11	Landlord is not responsible for tenant's personal property in apartment or tenant's personal property stored in the basement	AB
12	Landlord recommends that tenants obtain Renter's Insurance Policy	AB
13	Upon termination of tenancy, tenants agree to be completely moved out by <u>Noon</u> on the last day of tenancy. If move out is not complete by noon, there will be a \$250.00 charge.	AB
14	If tenant provides clothes dryer, it MUST be vented at all times with metal tubing (not plastic). Lint tray must be emptied after every use of all clothes dryers.	AB
15	Tenant will be charged if landlord must discard large pieces of furniture upon move-out (such as beds, couches, dressers, chairs, etc.) No furniture is allowed in any dumpster(s) on property	AB
16	There will be a \$50 charge if all keys are not turned in upon move-out. There will be a \$25 charge per lost key for replacement during tenancy. If unit needs to be re-keyed for security purposes there will be a one-time fee of \$130.00	AB
17	Utilities must be terminated at the end of the last month of tenancy.	AB
18	Tenant must provide phone number so that the landlord can contact tenant in case of emergency or other important matters. PHONE #: <u>(414) 520-7295</u> PHONE #: <u>()</u>	AB
19	If tenant is responsible for furnishing heat, Tenant agrees to maintain heat in cold weather to prevent damage to water pipes, etc. Should any damage occur because of Tenant's failure hereunder, Tenant will be responsible for all damages.	AB
20	TENANT E-MAIL: <u>Wfbbentley@gmail.com</u> <i>Please PRINT clearly</i> I WISH TO MAKE ONLINE PAYMENTS ONLINE: YES <u>X</u> NO <u> </u> (There is NO charge for online payments)	AB

NEAREST RELATIVE:

NAME: Sarah Kraus

ADDRESS: 1340 Fairmount Ave

CITY/STATE/ZIP: St. Paul, MN

PHONE: 414-690-0365

21	For the comfort and convenience of all Tenants and to insure proper use and care of the premises. Tenant shall not be permitted to: a) Drive tacks or screws or apply other fasteners onto any of the walls, ceiling, floors or woodwork of said premises without written consent of Landlord or his Agent. b) Allow any sign, advertisement or notice to be placed either inside or outside of building. c) Make or allow any improper or disturbing noises or odors in the building at any time or play any musical instruments, sound equipment, tv or radio in a way or at times which may be objectionable to other Tenants. d) Allow any articles to be placed upon window ledges or dropped from windows or to throw or sweep dirt upon or from patios and balconies or into the halls of the building. No personal objects may be kept on patios or balconies, except seasonal furniture, which must be stored in lockers at the end of the season. e) Beat or shake rugs upon patios or balconies or from any window, door or other opening in building, or hang any clothesline or erect any portable apparatus for drying clothing or similar articles. f) Cover or obstruct any window, door, or install draperies, shades or awnings not approved by landlord. g) Varnish, paint, wallpaper, or decorate any walls, floor or woodwork or drive any nails, screws or hooks into woodwork, doors, cabinets or tile. h) Allow children to loiter or play in the halls, stairways, elevators, basement or other parts of the building used by public and other Tenants. i) Do laundry work except in rooms provided for that purpose during designated hours. j) Allow trash, newspapers or refuse to litter apartment, halls, basement or outside of the building. Trash must be wrapped and deposited in the receptacles provided by the Landlord for that purpose. k) Allow water to run except when in actual use. Tenant shall immediately report to Landlord all leaking pipes, faucets or continually running toilets. l) There will be no live Christmas trees in apartments unless written permission is given by manager. m) Tenant shall not duplicate any keys supplied to Tenant by Landlord for the unit rented nor duplicate keys for any and all other areas of the building. Tenant furthermore shall not distribute for any purpose keys which allow entrance to the building, unit or other areas of building to anyone not lawfully residing in said building, nor shall Tenant change any locks. n) Tenant shall not use charcoal/gas grills on first or upper floor porches/balconies. o) Tenant shall not be permitted to open windows and storm windows in winter in such a fashion as to allow heat to escape continuously for over 15 minutes or in the summer to allow rain to enter. p) Tenant has read and agreed to #20 "a" through "p".	OK
22	The streets, sidewalks, entrances, halls, stairways, patios, balconies and elevators shall not be blocked or used by the Tenant for any purpose other than going into or leaving the building. The lights in these places shall be replaced or repaired only by the Landlord or his Agent.	OK
23	Tenant shall not do anything in the building or bring or keep anything in the building which will in any way increase the risk of fire, or which is against the fire laws or regulations of the Fire Dept. or any insurance policy on the building, or which will be in violation of any municipal ordinance of the City, Town or Village of residence. This includes flammable containers such as propane tanks, etc. (exceptions will be made for Oxygen tanks needed for health concerns - NOTIFY LANDLORD regarding Oxygen tank)	OK
24	Tenant, or his agents shall not move furniture in or out of apartments through patio doors without permission of Landlord. Tenant shall not drive or park any vehicle on any lawn or landscaped area at any time.	OK
25	Landlord shall not be responsible for any loss or damage to any property stored in lockers, garages, storerooms or other storage space. Tenant, in making use of such space, does so at his own risk. Tenant shall not store operating refrigerators, freezers or other such appliances in lockers. Tenant shall not install and make use of lights or other electrical devices in storage or common areas.	OK
26	The Tenant shall not interfere with any part of the heating, lighting, refrigeration or cooling machinery or controls in the building.	OK
27	No outside radio/tv aerial, Satellite Dish or air-conditioner shall be installed by Tenant OR commercial provider. Landlord can remove such property and charge cost to Tenant.	OK
28	Tenant shall use only the parking space that is assigned by the Landlord (if included in lease agreement). No guests or visitors shall be allowed to park in area designated for other Tenants) The Tenant shall attach any parking tag issued by Landlord to the rear corner of the rearview window of the automobile or as otherwise instructed.	OK

29	The Tenant shall be responsible for all plumbing repairs required because of the fault of Tenant. Each apartment if equipped with a garbage disposal which will take care of all garbage except bones and corncobs. Be sure to have cold water running into garbage disposal at all times garbage is going through the grinder. Only dishwashing detergent shall be used in automatic dishwasher (if included in apartment)	AB
30	Tenants must supply and replace all burned out light bulbs in apartment itself, and under no condition shall light bulbs outside of the apartment be removed by Tenants. Tenant shall only use proper sized wattage bulbs.	AB
31	Tenant shall not permit the premises to be used for any immoral/unlawful purpose or any purpose that will, in the sole judgment and discretion of Manager, injure the reputation of premises/building of which the premises are a part.	AB
32	Landlord shall not be responsible for any property of Tenant or any items left with or delivered to the building Manager	AB
33	Tenant shall cooperate with building Manager to keep lawn clean and in good condition, including immediate areas around entrances.	AB
34	PAINTING: Tenant hereby acknowledges that interior walls of subject premises are clean and not in need of paint at the time of Tenant's occupancy. Tenant hereby agrees that if, upon vacating, the interior of the subject premises is in need of painting, Tenant shall pay the following: a) Full cost of painting if Tenant has occupied premises for less than one year b) 2/3 cost of painting if Tenant has occupied premises for more than one year/less than two years c) 1/3 cost of painting if Tenant has occupied premises for more than two years/less than three years d) None of the cost of said painting if Tenant has occupied premises for more than three years. e) Tenant acknowledges signing <i>Lead Based Paint Disclosure</i> and receiving booklet regarding lead based paint.	AB

I/we have carefully read and understand the provisions as stated above and agree to abide by them.

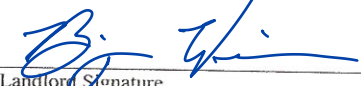
2105 Ludington Ave., Wauwatosa, WI. 53226
Apartment Address and Number


Tenant Signature

1/14/25
Date

Tenant Signature

Date


Landlord Signature

01-14-25
Date