

2,791.60

09.13.2025

W L B C O
QUALITY
SINCE 1905**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:** (2 adults and _____ children)

4 Tyson J. McKeen Raina I. Heider

5 _____

6 Additional occupants under the age of eighteen (18) residing on the

7 Premises: _____

8 _____

9 **PREMISES:** Building Address

10 1324 Marquette Ave.

11 South Milwaukee, WI 53172

12 Apartment/room/unit: # 1

13 Included furnishings/appliances: refrigerator, range, oven

14 List other: N/A

15 **RENT:** Rent of \$ 1,200.00 for Premises and

16 \$ 25.00 for other (specify cat)

17 is to be received no later than the 1st day of each month

18 and is payable at 1324 Marquette Ave.

19 If rent is received after the 5th of the month

20 the Tenant shall pay a late fee of \$ 50.00

21 Charges incurred by Landlord for Tenant's returned checks are

22 payable by Tenant. Landlord shall provide a receipt for cash

23 payments of rent. **All tenants, if more than one, are jointly and**

24 **severally liable for the full amount of any payments due**

25 **under this Agreement.** Acceptance of a delinquent payment

26 does not constitute a waiver of that default or any other default

27 under this Agreement. Other Landlord or Tenant obligations:

28 Notice to move and/or other communications pursuant to

29 this agreement, must be in writing addressed to "Agent for service

30 of process", Line 4 above.

31 Tenant has copies

32 _____

33 **SECURITY DEPOSIT:** Upon execution of this Agreement, Tenant shall pay a security deposit in the amount of \$ 1,800.00 to be held

34 by Landlord or Landlord's agent. The deposit, less any amounts legally withheld, will be returned to Tenant's last known address within twenty-

35 one (21) days after any event set forth in Wis. Stat. § 704.28(4). If any portion of the deposit is withheld, Landlord must provide Tenant with a

36 written statement accounting for amounts withheld. The statement shall describe each item of physical damage or other claim made against

37 the security deposit, and the amount withheld as reasonable compensation for each item or claim. If repair costs are not known within twenty-

38 one (21) days Landlord may use a good faith estimate in the written accounting. The reasonable cost for tenant damage, waste, or neglect of

39 the premises, normal wear and tear excluded, may be deducted from Tenant's security deposit as well as any amounts set forth in Wis. Stat. §

40 704.28(1). Tenant may not use the security deposit as payment for the last month's rent without the written permission of Landlord.

41 **DEDUCTIONS FROM PRIOR TENANT'S SECURITY DEPOSIT:** Tenant is hereby notified that Tenant may do any of the following within

42 seven (7) days after the start of their tenancy: (a) inspect the unit and notify Landlord of any pre-existing damages or defects, and (b) request a

43 list of physical damages or defects, if any, charged against the previous Tenant's security deposit. If such a request is made by Tenant, Landlord

44 will supply Tenant with a list of all physical damages or defects charged against the previous tenant's security deposit regardless of whether

45 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

46 received or, within seven (7) days after Landlord notifies the previous tenant of the security deposit deductions, whichever occurs later. Landlord

47 need not disclose previous tenant's identity nor the amount deducted from the previous tenant's security deposit. Landlord will provide Tenant

48 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, Tenant will be

49 considered to have accepted the Premises without any exceptions.

50 **RULES:** Landlord may make reasonable rules governing the use and occupancy of the Premises and the building in which it is located. Any

51 failure by Tenant to substantially comply with the rules will be a breach of this Agreement and may result in the eviction of Tenant. Landlord may

52 amend the rules to provide for newly added amenities or to meet changed circumstances or conditions adversely affecting the property. No

53 such amendments may unreasonably interfere with Tenant's use and enjoyment of the Premises or the property of which it is part. A copy of the

54 rules, if applicable, have been given to Tenant at the time of application and at the time of the signing of this Agreement.

LANDLORD: 1222 LLC

Agent for Carlos Gallegos (name)

service of 1324 Marquette Ave. (phone) (e-mail)

process South Milwaukee 53172 (address)

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

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

Agent for _____ (name)

maintenance, _____ (phone) (e-mail)

management _____ (address)

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

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

Agent for _____ (name)

collection of _____ (phone) (e-mail)

rents _____ (address)

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

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

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

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

TERM: (Strike either (a) or (b) enter complete date.)

(a) Month to month beginning on N/A; or

(b) For a term of 12 months beginning on 09.13.2025

and ending on 08.31.2026 at 12:00 noon.

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 _____ ☒

Gas _____ ☒

Heat _____ ☒

Air Conditioning _____ ☒

Sewer/Water ☒ _____

Hot Water ☒ _____

Trash ☒ _____

Other Lawn care/Snow removal ☒ _____

If utilities or services payable by Tenant are not separately

metered, tenant's share of payments are allocated as follows:

Plus \$250.00 cat

55 **TENANT'S NOTICE TO VACATE:** Rental Agreement for Term: Tenant must provide Landlord with written notice at least two (2) full calendar
56 months or sixty (60) days, whichever is greater, prior to the ending of the rental term. The notice shall inform Landlord whether Tenant intends to
57 vacate the Premises at the end of the term or enter into a new agreement. An Agreement for term may only be terminated at the end of the term.
58 **Month to Month Tenancy:** Written notice must be received by the other party at least two (2) full calendar months or sixty (60) days, whichever
59 is greater, prior to ending a month to month tenancy. A month to month tenancy may only be terminated at the end of a rental period. A rental
60 period runs from the first day of a calendar month through the last day of a calendar month.

61 **CONTROLLING LAW:** Landlord and Tenant understand their rights and obligations under this Agreement and that they are subject to the laws
62 of Wisconsin, including Wis. Stat. ch. 704 and ch. 799, Wis. Admin. Code § ATCP 134, and applicable local ordinances. Both parties shall obey
63 all governmental orders, rules and regulations related to the Premises, including local housing codes.

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

68 **POSSESSION AND ABANDONMENT:** Landlord shall give Tenant possession of the Premises as provided. Tenant shall vacate the Premises
69 and return all of Landlord's property promptly upon the expiration of this Agreement, including any extension or renewal, or its termination, in
70 accordance with its terms and the law. A Tenant will be considered to have surrendered the Premises on the last day of the tenancy provided
71 under this Agreement, except that, if the Tenant vacates before the last day of the tenancy, and gives Landlord written notice that Tenant has
72 vacated, surrender occurs when Landlord receives the written notice that Tenant has vacated. If the Tenant mails the notice to Landlord,
73 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,
74 surrender occurs when Landlord learns that Tenant has vacated. If Tenant abandons the Premises before expiration or termination of this
75 Agreement or its extension or renewal, or if the tenancy is terminated for Tenant's breach of this Agreement, Landlord shall make reasonable
76 efforts to re-rent the Premises and apply any rent received, less costs of re-renting, toward Tenant's obligations under this Agreement. Tenant
77 shall remain liable for any deficiency. If Tenant is absent from the Premises for two (2) successive weeks without notifying Landlord in writing of
78 this absence, Landlord may deem the Premises abandoned unless rent has been paid for the full period of the absence.

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

86 **USE OF PREMISES:** Tenant shall use the Premises for residential purposes only. Operating a business or providing childcare for children
87 not listed as occupants in this Agreement is prohibited. Neither party may: (1) make or knowingly permit use of the Premises for any unlawful
88 purpose; (2) engage in activities which unduly disturb neighbors or tenants; and/or (3) do, use, or keep in or about the Premises anything which
89 would adversely affect coverage under a standard fire and extended insurance policy. Nothing in this section authorizes Landlord to terminate
90 the tenancy of Tenant based solely on the commission of a crime in or on the property if Tenant, or someone who lawfully resides with Tenant,
91 is the victim, as defined by Wis. Stat. § 950.02(4), of that crime.

92 **GUESTS:** Tenant may have guests residing temporarily in the Premises if their presence does not interfere with the quiet use and enjoyment
93 of other tenants and if the number of guests is not excessive for the size of the facilities of the Premises. Unless prior written consent is given
94 by Landlord, Tenant may not have any person who is not listed on this Agreement reside in the Premises for more than fourteen (14) non-
95 consecutive days within any one (1) year period or for more than three (3) consecutive days within any one (1) month period. Tenant shall be
96 liable for any property damage, waste, or neglect of the Premises, building, or development upon which it is located, that is caused by the
97 negligence or improper use by Tenant, Tenant's guests, and/or invitees.

98 **NON-LIABILITY OF LANDLORD:** Landlord, except for his negligent acts or omissions, shall not be liable for injury, loss, or damage which
99 Tenant may sustain from the following: (a) theft, burglary, or other criminal acts committed by a third party in or about the premises, (b) delay or
100 interruption in any service from any cause whatsoever, (c) fire, water, rain, frost, snow, gas, odors, or fumes from any source whatsoever, (d) injury
101 or damages caused by bursting or leaking pipes or back up of sewer drains and pipes, (e) disrepair or malfunction of the Premises, appliances,
102 and/or equipment unless Landlord was provided with prior written notice by Tenant of the problem. Tenant holds Landlord harmless from any
103 claims or damages resulting from the acts or omissions of Tenant, Tenant's guests or invitees, and any third parties, including other tenants.

104 **CRIMINAL ACTIVITY PROHIBITED:** Tenant, any member of Tenant's household, guest, or invitee shall not engage in or allow others to
105 engage in any criminal activity, including drug-related criminal activity, in the Premises or on the property. Pursuant to Wis. Stat. § 704.17(3m),
106 Landlord may terminate the tenancy of Tenant, without giving Tenant an opportunity to remedy the default, upon notice requiring Tenant to
107 vacate on or before a date at least five (5) days after the giving of the notice, if Tenant, a member of Tenant's household, or a guest or other invitee
108 of Tenant or a member of Tenant's household engages in any of the following: (a) criminal activity that threatens the health and safety of, or right
109 to peaceful enjoyment of the Premises by, other tenants, (b) criminal activity that threatens the health or safety of, or right to peaceful enjoyment
110 of their residences by persons residing in the immediate vicinity of the Premises, (c) criminal activity that threatens the health or safety of Landlord
111 or an agent or employee of Landlord, (d) drug-related criminal activity, which includes the manufacture or distribution of a controlled substance,
112 on or near the Premises. Nothing in this section authorizes Landlord to terminate the tenancy of Tenant based solely on the commission of a
113 crime in or on the rental property if Tenant, or someone who lawfully resides with Tenant, is a victim, as defined in Wis. Stat. § 950.02(4), of that
114 crime. It is not necessary that there has been an arrest or conviction for the criminal activity or drug-related criminal activity.

115 **CRIME VICTIM PROTECTIONS:** Nothing in this Agreement authorizes Landlord to terminate the tenancy of Tenant based solely on the
116 commission of a crime in or on the rental property if Tenant, or someone who lawfully resides with Tenant, is a victim, as defined in Wis. Stat. §
117 950.02(4), of that crime.

118 **DANGEROUS ITEMS AND ACTIVITIES PROHIBITED:** Tenant, any member of Tenant's household, guest, or invitee shall not possess or
119 use on the property the following items including, but not limited to, swimming or wading pools, trampolines, slip 'n slides or any other water
120 recreation devices, air, pellet or BB guns/rifles, explosives, fireworks, sparklers, candles, space heaters or any other items that, in the opinion of
121 Landlord, create an unreasonable risk of injury or damage, without the prior written consent of Landlord.

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

T.M.
Tenant 1 Initials

R.H.
Tenant 2 Initials

Tenant 3 Initials

Tenant 4 Initials

124 **DAMAGE BY CASUALTY:** If the Premises are damaged by fire or other casualty ("the casualty") to a degree which renders it untenable,
125 and if, in Landlord's sole discretion, the repairs can be completed in a reasonable period of time, this Agreement will continue but rent will abate
126 until the Premises is restored to a condition comparable to its condition prior to the casualty. Tenant's liability for rent will not abate if the casualty
127 was caused in any part by the negligence or intentional acts of Tenant, members of Tenant's household, guests or invitees. Tenant may be
128 required to vacate the Premises during repairs. If, in Landlord's sole discretion, the Premises cannot be repaired in a reasonable period of time,
129 this Agreement will terminate as of the date of the casualty. If, after the casualty, the Premises remain tenable, Landlord will complete repairs
130 as soon as reasonably possible.

131 **ELECTRONIC DELIVERY OF CERTAIN INFORMATION/DOCUMENTATION:** Landlord may, but is not required to, provide the following
132 information and/or documentation to Tenant via electronic means: (a) a copy of the rental agreement and any documents related to the rental
133 agreement; (b) a security deposit and any documents related to the accounting and disposition of the security deposit and security deposit
134 refund; (c) any promise to clean, repair, or otherwise improve any portion of the Premises made by Landlord prior to entering into the rental/
135 agreement with Tenant, (d) advance notice of entry to inspect, make repairs, or show the Premises to prospective tenants or purchasers.

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

139 **ASSIGNMENT OR SUBLEASE:** Tenant shall not assign this Agreement or sublet the Premises, or any part of the Premises, without the prior
140 written consent of Landlord. This prohibition includes, but is not limited to, short-term rentals and/or vacation rentals through websites like
141 Airbnb, Homeaway, or VRBO.

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

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

147 **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
148 considered temporary and does not waive Landlord's right to act on any future violation or breach by Tenant. Landlord, by accepting payment
149 from Tenant for rent or any other amount owed, is not waiving its right to enforce a violation or breach of any term of this Agreement by Tenant.

150 **TIME IS OF THE ESSENCE:** As to delivery of possession of Premises to Tenant, completion of repairs promised in writing in the Agreement
151 or before; vacating of the Premises, return of Landlord's property, payment of rent, performance of any act for which a date is set in this
152 Agreement or by law.

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

154 **SPECIAL PROVISIONS:** Move-outs after initial lease period; a written two (2) calendar month notice to move must be given on/or before
155 the last day of the month prior to the start of the two (2) calendar months before move-out with all leases

156 No move-outs October 1st through February 29th.

157
158
159

160 **RENTAL DOCUMENTS:** Landlord has given Tenant a copy of the Residential Rental Agreement as well as any Rules and Regulations, if
161 applicable, for review prior to entering into this Agreement and prior to accepting any earnest money or security deposit.

162 **Pets and water beds are not permitted unless indicated otherwise in writing.**

163 **Emergency Contact:**

164 Name _____ Phone _____ Relationship _____

165 Address _____

166 **NOTE: SIGNING OF THIS AGREEMENT CREATES LEGALLY ENFORCEABLE RIGHTS.** STATE _____ ZIP _____

OWNER / AGENT OF OWNER

Signature: _____

Print Name: _____

Date: _____

TENANT(S)

Signature: _____

Print Name: _____

Date: _____

Signature: _____

Print Name: _____

Date: _____

Signature: _____

Print Name: _____

Date: _____

Signature: _____

Print Name: _____

Date: _____

See page 4 for
additional provisions.

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

170 **MAINTENANCE:** Pursuant to Wis. Stat. § 704.07, Landlord shall keep the structure of the building in which the Premises are located and
171 those portions of the building and equipment under Landlord's control in a reasonable state of repair. Tenant shall maintain the Premises under
172 Tenant's control in a clean manner and in as good of a general condition as it was at the beginning of the term or as subsequently improved by
173 Landlord, normal wear and tear excluded. Tenant shall not physically alter or redecorate the Premises, cause any contractor's lien to attach to the
174 Premises, commit waste to the Premises or the property of which it is a part, or attach or display anything which substantially affects the exterior
175 appearance of the Premises or the property in which it is located, unless otherwise allowed under the rules or unless Landlord has granted
176 specific written approval. Landlord shall keep heating equipment in a safe and operable condition. Whichever party is obligated to provide heat
177 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.

178 **PAYMENT FOR DAMAGE:** Tenant is responsible for any damage, waste, or neglect caused by Tenant, any members of Tenant's household,
179 guests or invitees including, but not limited to, damage, waste, or neglect to the Premises, common areas, building, or grounds. Tenant must
180 pay Landlord for any costs to repair or replace any damage, waste, or neglect within ten (10) days of demand. Tenant may be required to pay
181 estimated repair cost before work will begin. Payment of said cost by Tenant does not waive Landlord's right to terminate Tenant's tenancy for
182 causing the damage, waste, or neglect. Failure to pay said amounts within the specified time period is a material breach of this Agreement and
183 grounds for eviction.

184 **REIMBURSEMENT TO LANDLORD:** If Tenant fails to pay any amounts that Tenant is responsible for under this Agreement, Landlord has the
185 option, but is not required, to pay said amounts on behalf of Tenant and demand reimbursement. Reimbursement must be made within ten (10)
186 days of demand. Reimbursement after Landlord's demand does not waive Landlord's right to terminate Tenant's tenancy for failing to pay said
187 amounts initially. Failure to reimburse Landlord after demand is a material breach of this Agreement and grounds for eviction.

188 **NO MODIFICATIONS TO PREMISES:** Tenant may not make any modifications to the Premises without the prior written consent of Landlord.
189 Modifications include, but are not limited to, removal of any fixtures, painting of any rooms, installation of blinds or other window coverings,
190 drilling of holes, mounting of flat-screen televisions to the wall, building of any additions, installation of any satellite dishes, or any modifications
191 that would be attached to the ceiling, floor or walls of the Premises. This restriction does not apply to the hanging of photographs, paintings or
192 related items within reason. If Tenant violates this provision Tenant will be charged the actual costs incurred by Landlord to return the Premises
193 to its original condition. Payment of said costs by Tenant does not waive Landlord's right to terminate Tenant's tenancy for violating this provision.

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

197 **ENTRY BY LANDLORD:** Landlord may enter the Premises occupied by Tenant, with or without Tenant's consent, at reasonable times upon
198 twelve (12) hours advance notice to inspect the Premises, make repairs, show the Premises to prospective tenants or purchasers, or comply
199 with applicable laws or regulations. Landlord may enter without advance notice when a health or safety emergency exists, or if Tenant is absent
200 and Landlord believes entry is necessary to protect the Premises or the building from damage. Neither party shall add or change locks without
201 providing the other party keys. Improper denial of access to the Premises is a breach of this Agreement.

202 **BREACH AND TERMINATION:** Failure of either party to comply substantially with any material provision is a breach of this Agreement.
203 Should Tenant neglect or fail to perform and observe any of the terms of this Agreement, Landlord shall give Tenant written notice of the breach
204 requiring Tenant to remedy the breach or vacate the Premises on or before a date at least five (5) days after the giving of such notice, and if
205 Tenant fails to comply with such notice, Landlord may declare the tenancy terminated and proceed to evict Tenant from the Premises, without
206 limiting the liability of Tenant for the rent due or to become due under this Agreement. If Tenant has been given such notice and remedied the
207 breach or been permitted to remain in the Premises, and within one (1) year of such previous breach, Tenant breaches the same or any other
208 covenant or condition of Tenant's lease, this lease may be terminated if, Landlord gives notice to Tenant to vacate on or before a date at least
209 fourteen (14) days after the giving of the notice as provided in Wis. Stat. § 704.17. The above does not apply to the termination of tenancy
210 pursuant to Wis. Stats. §§ 704.17(3m), 704.17(2)(c), and 704.16(3). These provisions shall apply to any lease for a specific term and do not
211 apply to a month to month tenancy. If Landlord commits a breach, Tenant has all rights, and remedies as set forth under the law, including Wis.
212 Stats. §§ 704.07(4) and 704.45, and Wis. Admin. Code § ATCP 134.

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

215 **RENT:** Unless otherwise agreed by Landlord, all rental payments must be from Tenant or Co-signer's account. Third-party checks will not be accepted.
216 If any of Tenant's rent payments are returned due to insufficient funds or for any other reason, Landlord may demand that all future payments be made
217 via certified funds. All late fees, security deposit, utility charges, or any other monetary amount set forth under this Agreement are to be considered and
218 defined as "rent."

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

223 **NOTICE OF DOMESTIC ABUSE PROTECTIONS:**

224 1. As provided in Wis. Stat. § 106.50 (5m) (dmi), a tenant has a defense to an eviction action if the tenant can prove that the landlord knew, or
225 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
226 to domestic abuse, sexual assault, or stalking committed by either of the following: (a) A person who was not the tenant's invited guest, (b) A
227 person who was the tenant's invited guest, but the tenant has done either of the following: (1) Sought an injunction barring the person from the
228 premises, (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
229 has not subsequently invited the person to be the tenant's guest.

230 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
231 situations, as provided in Wis. Stat. § 704.16. If the tenant has safety concerns, the tenant should contact a local victim service provider or law
232 enforcement agency.

233 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.

T.M.
Tenant 1 Initials

R.H.
Tenant 2 Initials

Tenant 3 Initials

Tenant 4 Initials

1324-1

1222 LLC

This is to certify that I, _____ am aware that hardwood floors at the property that I am renting located at _____ Milwaukee, WI 532____ have been completely refinished. I am also aware that upon move out I am responsible for any damages and/or scratches made to the floors.

How to Protect your Hardwood Floors

1. **Sweep** wood floors often with a soft, fine bristle broom.
2. Since water is one of a wood floors worst enemy, **get rid of water** right away! Remove wet spills ASAP with soft towels or a wet/dry vacuum, and then dry thoroughly.
3. **Mop floors with Murphy Oil**
4. Use a very **dry damp mop** when mopping polyurethane wood floors, since excess water can seep into seams and ruin a wood floor.
5. Consider using **carpet runners** (with non-skid pads) over wood floors in high traffic areas.
6. **Vacuum area rugs and runners** often so dirt doesn't filter down through the weave and scratch the wood underneath.
7. If possible, **do not wear heavy shoes or high heels** on hardwood floors, as some heels can cause dents.
8. **Never drag furniture** or other objects across a wood floor. Instead, clean the floor thoroughly to remove dust and grit, and then use "gliding" furniture pads underneath the piece to aid sliding it across the floor.
9. Install **floor mats** at each entrance so you don't track in dirt from the bottoms of shoes.
10. Be sure to **follow manufacturer recommendations** to treat flooring scratches and dents. If an area of the finish is damaged by water, it may be difficult to fix it.
11. **Use furniture pads** to place under table and chair legs and on the feet of dressers and armoires. They can be purchased at a local hardware store or home center.
12. Some floors may require periodic **waxing and buffing**. Get recommendations from the manufacturer for the specific procedures for your floor.

By signing below, I agree to pay for any damages made by me or any visitors to my unit and that I have been provided with the appropriate information as to how to maintain the floors to keep them in good condition.

Tenant

Date

Tenant

Date

1222 LLC

BASEMENT ADDENDUM

- Basements are NOT part of the leasing agreement
- Basements are NOT living space
- Basements are NOT storage units

This Addendum is to be part of the Lease agreement beginning on _____ between
1222 LLC and _____.

Tenant(s) hereby specifically acknowledges the fact that there may be a chance of water seepage into the basement areas. If the Tenant(s) choose to store personal items in the basement area, tenant does so at their own risk. It is recommended that such items be placed on pallets (tenant(s) responsibility to furnish own pallets) or in plastic bins. Tenant(s) understand that any loss of damages to personal items due to a fire, flood, and sewer backup, ect. is NOT the responsibility of the landlord or management. Tenant(s) will not receive compensation for or replacement of lost or damaged items.

If you choose to use a basement as part of your living space, or as a storage unit, you do so at your own risk.

Tenant

Date

Tenant

Date

Tenant

Date

Tenant

Date

Agent/Owner

Date

1222 LLC

BASEMENT ADDENDUM

- Basements are **NOT** part of the leasing agreement
- Basements are **NOT** living space
- Basements are **NOT** storage units

This Addendum is to be part of the Lease agreement beginning on _____ between
1222 LLC and _____

Tenant(s) hereby specifically acknowledges the fact that there may be a chance of water seepage into the basement areas. If the Tenant(s) choose to store personal items in the basement area, tenant does so at their own risk. It is recommended that such items be placed on pallets (tenant(s) responsibility to furnish own pallets) or in plastic bins. Tenant(s) understand that any loss of damages to personal items due to a fire, flood, and sewer backup, ect. is **NOT** the responsibility of the landlord or management. Tenant(s) will not receive compensation for or replacement of lost or damaged items.

If you choose to use a basement as part of your living space, or as a storage unit, you do so at your own risk.

Tenant Date

Tenant Date

Tenant Date

Tenant Date

Agent/Owner Date

RULES AND REGULATIONS

Tenant(s)

Tyson Enkeken

Raina Heided

Address

1324 Marquette Ave.

City: Milwaukee State: WI Zip: 532

GENERAL

- 1 These rules and regulations are necessary to insure the proper use and care of the property as well as to insure the protection and safety of the landlord, his employees, other tenants, and neighbors
- 2 Tenant will be responsible for the conduct of any and all family members, guests, invitees, and/or others under the tenant's control
- 3 The term "tenant" is defined broadly and includes, all persons named in the rental agreement, their family members, guests, invitees, and/or others under their control.
- 4 Landlord will not tolerate criminal activity or any other activity that disturbs others or damages property
- 5 Landlord has the right to make other reasonable rules and regulations as may be necessary for the safety of others and the property
- 6 A violation of these rules and regulations constitutes a material breach of tenant's rental agreement and may result in termination of tenancy and eviction
- 7 These rules and regulations will be enforced strictly and without exception

USE OF THE PROPERTY

- 8 The term "property" is defined broadly and includes, but is not limited to, the home or apartment building, individual rental units, common areas, grounds upon which the home or apartment building is located, and any other associated physical structures.
- 9 The property is to be used as a personal residence only and is for the individuals listed on the rental agreement only
- 10 The property shall not be used to operate any form of business for any reason, including but not limited to, a child care facility
- 11 The property shall not be used for any illegal activity whatsoever or for any activity that in the opinion of the landlord will damage the property.
- 12 Tenant shall not do anything in the premises or on the property that may increase the risk of fire or compromise safety, increase the landlord's insurance premiums, or which would be a violation of state or local laws or regulations
- 13 Tenant shall not keep any hazardous items inside of the property, including but not limited to: lighter fluid, gasoline, kerosene, propane, paint thinner, acetone or other volatile materials
- 14 No rummage sales, or sales of any kind, may be held on the property without the prior written consent of landlord
- 15 No car washes, for profit or otherwise may be held on the property without the prior written consent of landlord
- 16 Tenant agrees to use all appliances, fixtures, and equipment in a safe manner and only for the purpose for which it was intended
- 17 Tenant agrees not to destroy, deface, damage, or remove, any part of the property

APPEARANCE & UPKEEP OF PROPERTY

- 18 Tenant shall not allow any sign, advertisement, or notice to be placed inside or outside the rental unit or on the property without the prior written consent of landlord
- 19 Tenant shall use only appropriate window coverings, such as drapes or blinds. Rugs, towels, blankets, or sheets are not allowed
- 20 Tenant agrees to keep the rental unit in a clean, safe, and sanitary condition and not litter the property
- 21 Tenant is responsible for replacing any light bulbs within the rental unit. Tenant shall only use the proper wattage of bulb as specified on the light fixture
- 22 Tenant is responsible for replacing any batteries for smoke alarm and carbon monoxide detectors located within the rental unit
- 23 Tenant agrees to regularly and properly dispose of garbage and recyclable materials and to place such items in the proper receptacles
- 24 Neither garbage nor recyclable materials shall be kept on the porch, common areas, or grounds. Tenant agrees to comply with any and all laws, ordinances, and/or regulations regarding the collection, sorting, separation, and recycling of materials
- 25 If tenant wishes to dispose of any large items, it is the responsibility of tenant to make special arrangements in accordance with local ordinances and laws, to dispose of such items. Any charges incurred by landlord as a result of tenant's failure to comply with the above will be responsibility of the tenant
- 26 Tenant agrees to keep all personal property within the rental unit or other assigned areas. Personal property shall not be kept in common areas or on the grounds and will be immediately removed and disposed of by landlord. Any costs incurred by landlord to remove tenant's property will be the tenant's responsibility
- 27 Tenant shall cooperate with the landlord to keep common areas and grounds in a safe and clean condition
- 28 Tenant agrees to promptly notify landlord/management of any maintenance or repair issues

MODIFICATIONS TO PROPERTY

29. Tenant is prohibited from making any alterations, additions, or improvements to the inside or outside of the property, including but not limited to, painting, varnishing, wallpapering, or installing any fixtures, without the prior written consent of landlord.
30. Should tenant make any alterations, additions or improvements in violation of the above, landlord may immediately remove it and tenant will be responsible for all costs incurred by landlord to return the property to its original condition.
31. Tenant is not authorized to instruct any contractors hired by landlord to provide any additional services not previously authorized by landlord.

DAMAGE TO THE PROPERTY

32. If the property is damaged as a result of the intentional acts, negligence, carelessness, or misuse by tenant, tenant will be responsible for the repair costs incurred by landlord.
33. Tenant must reimburse landlord for any repair costs within fifteen (15) days of demand.

CHANGING LOCKS

34. Tenant will not install additional or different locks or gates on any doors or windows in the property without the prior written consent of landlord.
35. Tenant will be responsible for any repair costs incurred by landlord to gain entry to property.
36. Tenant shall not give any keys of the property to any person other than those listed on the rental agreement without the prior written consent of landlord.

PLUMBING

37. Tenant will be responsible for the cost of any and all plumbing repairs resulting from the improper use of the plumbing facilities by tenant. Tenant will not dispose of any cloth, metal, glass, wool, plastic, condoms, feminine hygiene products, or similar items in the toilet, sink, or garbage disposal.
38. Tenant will immediately report to landlord/management in writing if any pipes or faucets are leaking or if any toilet continues to run.
39. Tenant will not leave water running except during actual use.
40. Tenant will only do laundry in designated areas and during the posted hours unless otherwise approved by landlord.

SMOKING

41. No smoking is allowed on the property at any time unless otherwise indicated in writing by landlord.
42. Any damages to the property as a result of tenant's smoking will be the tenant's responsibility.

WATERBEDS

43. No furniture filled with liquid, including but not limited to waterbeds, is allowed on the property without the prior written approval of landlord.

LOITERING

44. Tenant will not loiter, congregate, or play in common areas of the building, including but not limited to the hallways, stairways, basement, garages, storage areas, and drive ways.

NOISES & ODORS

45. Tenant will not make or permit noises or acts that will disturb the right or comfort of other tenants and/or neighbors. Tenant agrees to keep the volume of any radio, stereo, television, computer, musical instrument, or any other device at a level that will not disturb other tenants or neighbors.

GUESTS

46. Tenant is responsible for the conduct of any and all guests.
47. No guest shall remain overnight in the property for more than two (2) weeks per month without the prior written consent of landlord.
48. No guest shall remain on the property unless tenant is also present.

PETS

49. Pets are not permitted on the property at any time without the prior written consent of landlord.

GRILLING

50. No grilling is allowed within ten (10) feet of the property.
51. No grilling is allowed on any balcony or porch.
52. Only covered grills are allowed to be used; no fire pits or bonfires allowed.
53. Any grilling materials must be removed from common areas and/or grounds after use.
54. Indoor storage of gas grills, gas tanks, charcoal, or lighter fluid is prohibited.

SUBLETTING/ASSIGNMENT

55. Tenant is not allowed to sublet or assign the rental unit, or any part of it, without the prior written consent of landlord.

VEHICLES

- 56 Only vehicles authorized by landlord may be parked on property.
57 Tenant must register the license plate number, model, and make of tenant(s) vehicle(s)
58 Vehicles of tenant's guests must be parked in designated spaces, if any; otherwise they must be parked on the street
59 Tenant's guests or invitees may not park their vehicles in other tenant's parking spaces
60 Tenant shall not park any unregistered, unlicensed, or inoperable vehicles on the property
61 Tenant shall not park any commercial or recreational vehicles on the property without the prior written consent of landlord
62 At no time is tenant allowed to repair vehicles on the property, including but not limited to, changing flat tires and/or changing oil
63 Any unauthorized, unregistered or inoperable vehicles on the property may be ticketed and/or towed
64 Tenant shall not drive any vehicle on the grass or sidewalk at any time
65 Vehicles must be maintained in reasonably good repair and shall not drip fluids or cause damage to landlord's property
66 If tenant's vehicle causes any damage to the property, such costs to repair, will be the tenant's responsibility
67 Tenant shall not wash any vehicles on the property without the prior written consent of landlord

INSURANCE

- 68 It is tenant's responsibility to obtain insurance coverage for their personal property stored on the property. Landlord shall not be responsible for any loss or damage to tenant's property unless the loss or damage was the result of landlord's negligent acts or omissions.

NON-WAIVER

- 69 Any failure to act by Landlord with regard to any specific violation or breach of these Rules and Regulations by Tenant shall be considered temporary and does not waive Landlord's right to action on any future violation or breach by tenant

ADDITIONAL RULES AND REGULATIONS:

- 70 _____
71 _____
72 _____
73 _____
74 _____
75 _____
76 _____
77 _____
78 _____
79 _____
80 _____
81 _____
82 _____
83 _____
84 _____

A VIOLATION OF THE ABOVE RULES AND REGULATIONS SHALL CONSTITUTE A MATERIAL VIOLATION OF TENANT'S RENTAL AGREEMENT AND IS GOOD CAUSE FOR TERMINATION OF TENANCY AND EVICTION OF TENANT.

TENANT 1	<u>Tyson makeen</u> Print Name	<u>Tyson makeen</u> Signature	<u>09/14/25</u> Date
TENANT 2	<u>Raina Heider</u> Print Name	<u>Raina Heider</u> Signature	<u>09/12/25</u> Date
TENANT 3	_____ Print Name	_____ Signature	_____ Date
TENANT 4	_____ Print Name	_____ Signature	_____ Date
Agent	<u>Juan G.</u> Print Name	_____ Signature	_____ Date

1222, LLC

BASEMENT ADDENDUM

Leased Premises: 1324 Marquette Ave., S. Milwaukee, WI 53172

This Addendum is to be part of the Lease agreement beginning 03/01/2025, between 1222, LLC (landlord), and _____ (tenant(s)). Tenant(s) hereby specifically acknowledges the fact that there may be a chance of water seepage into the basement areas, moisture, damage, and theft. If the Tenant(s) chooses to store personal items in the basement area, tenant(s) do so at their own risk. It is recommended that such items be placed on pallets (tenant(s) responsibility to furnish own pallets) or in plastic bins. All items must be thrown away in the dumpsters outside the buildings. Trash should never be left outside of a tenant's storage unit.

Landlord, except for its intentional or negligent acts or omissions, shall not be liable for injury, loss, or damage. See Residential Rental Agreement: NON-LIABILITY OF LANDLORD: Landlord, except for its intentional or negligent acts or omissions, shall not be liable for injury, loss, or damage which Tenant may sustain from any of the following: (a) theft, burglary, or other criminal acts committed by a third-party in or about the Premises or rental property.

(b) delay or interruption in any service from any cause whatsoever; (c) fire, water, rain, frost, snow, gas, odors, or fumes from any source whatsoever; (d) injury or damages caused by bursting or leaking pipes or the back up of sewer drains or pipes; (e) disrepair or malfunction of the Premises or rental property, appliances, or other equipment unless Landlord was provided with prior written notice of the problem by Tenant. Tenant holds Landlord harmless from any claims or damages resulting from any intentional or negligent acts or omissions of Tenant, Tenant's household members, guests, invitees, and/or other third parties, including other tenants. Nothing in this Agreement should be construed to relieve Landlord from any liability for property damage or personal injury caused by the intentional or negligent acts or omissions of Landlord, or to impose liability on Tenant for personal injury arising from causes clearly beyond Tenant's control, or for property damage caused by natural disasters or by persons other than Tenant or Tenant's guests or invitees.

Mattresses and other furniture that are absorbent are not permitted in lockers as these items hold moisture and can create mildew/mold. All personal items must be kept in your storage unit. No flammable items are allowed in the basement. Any items left outside the storage unit will be discarded without notice.

Resident Signature

Tyson M. Lee

Date 09/14/25

1222 LLC

Garage Addendum

Tenants: Tyson McKeen, Raina Helder

Location: _____, Tenant [] has not received remote door opener.

1. Only tenants named in residential lease use the garage.
2. Garage to be used solely for personal storage and under no circumstances shall any business or activity be conducted from, in or around the Garage.
3. No pets or animals may be kept in the garage. Landlord will not provide pest control and shall not be liable for any damages caused by pests.
4. All flammable and combustible liquids or gases must be kept only in approved containers. Batteries, fireworks, explosives or any other items or substances, which may be considered dangerous, can not be kept in the garage.
5. Tenant will not abandon or dispose of oil, tires, batteries or other automotive waste at the property.
6. Tenant accepts garage in an "as is" condition. Tenant may maintain garage doors as needed.
7. Tenant is fully responsible for any damages caused to the Garage.
8. Landlord will not be liable for any damage, loss, or injury to persons or property occurring within or about the Garage, for any reason. Tenants agree to hold Landlord harmless and indemnify Landlord from any liability resulting from injuries arising from the use of the Garage.
9. Landlord does not provide and has no duty to provide security services for tenants' protection or their property in the Garage.
10. Landlord does not provide remote door opener or security locks for overhead door.

Agent: _____ Date: _____

Tenant 1: Tyson McKeen Date: 4/14/25

Tenant 2: Raina Helder Date: 9/12/25

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

3 This addendum is made part of your Rental Agreement dated _____

4 Property Address: _____

5 Landlord/Agent: 1222 HC

6 Tenant(s): _____

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. **Before renting pre-1978 housing, Landlord must disclose the presence of lead-based paint and/or lead-based paint hazards in the dwelling. Tenant must also receive a federally approved pamphlet on lead poisoning prevention.**

Landlord's Disclosure

(Check (1) or (2) below):

1. ☐ Landlord has knowledge of lead-based paint and/or that lead-based paint hazards are present in the property (explain):

2. ☒ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the property.

Records and reports available to the Lessor

(Check (1) or (2) below):

1. ☐ Landlord has provided Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the property (list documents below):

2. ☒ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the property.

Tenant's Acknowledgment

Tenant states that Tenant has received any records and reports listed under Landlord's Disclosures above. Tenant acknowledges that Tenant has received the pamphlet *Protect Your Family From Lead in Your Home*.

Agent's Acknowledgment

If Landlord is represented by an Agent, the Agent certifies that Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852(d) and that the Agent is aware of Agent's duty to ensure compliance with the requirements of federal laws and regulations.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Landlord: _____
Date: _____

Tenant: Tyson McLean 9/12/25
Date: _____

Agent: _____
Date: _____

Tenant: Ramattleiden 9/12/25
Date: _____

Mold Information and Prevention Addendum

*Please note: It is our goal to maintain a quality living environment for our residents. To help achieve this goal, it is important to work together to minimize any mold growth in your dwelling. This is why this addendum contains important information for you, and responsibilities for both you and us *

1. **ADDENDUM.** This is an addendum to the Lease Contract executed by you, the resident(s), on the dwelling you have agreed to rent. That dwelling is located:

1324 Marquette Ave
Milwaukee, WI 532__

2. **ABOUT MOLD.** Mold is found virtually everywhere in our environment – both indoors and outdoors and in both new and old structures. Molds are naturally occurring microscopic organisms which reproduce by spores and have existed practically from the beginning of time. All of us have lived with mold spores all our lives. Without molds we would all be struggling with large amounts of dead organic matter.

Mold breaks down organic matter in the environment and uses the end product for its food. Mold spores (like plant pollen) spread through the air and are commonly transported by shoes, clothing and other materials. When excess moisture is present inside a dwelling, mold can grow. There is conflicting scientific evidence as to what constitutes a sufficient accumulation of mold which could lead to adverse health effects. Nonetheless, appropriate precautions need to be taken.

3. **PREVENING MOLD BEGINS WITH YOU.** In order to minimize the potential for mold growth in your dwelling, you must do the following:
- Keep your dwelling clean-particularly in the kitchen, the bathrooms(s), carpets and floors. Regular vacuuming, mopping and using a household cleaner to clean hard surfaces is important to remove the household dirt and debris that harbor mold or food for mold. Immediately throw away moldy food.
 - Remove visible moisture accumulation on windows, walls, ceilings, floors and other surfaces as soon as reasonably possible. Look for leaks in washing machine hoses and discharge lines, especially if the leak is large enough for water to infiltrate nearby walls. Turn on any exhaust fans in the bathroom and kitchen *before* you start showering or cooking with open pots. When showering, be sure to keep the shower curtain *inside* the tub or fully close the shower doors. Also, the experts recommend that *after* taking a shower or bath you: (1) wipe moisture off shower walls, shower doors, the bathtub and bathroom floor; (2) leave the bathroom door open until all moisture on the mirrors and bathroom walls and tile surfaces has dissipated, and (3) hang up your towels and bath mats so they will completely dry out.
 - Promptly notifv us in writing about any air conditioning or heating system problems you discover. Follow our rules, if any, regarding replacement of air filters. Also, it is recommended that you periodically open windows and doors on days when the outdoor weather is dry (i.e., humidity is below 50 percent) to help humid areas of your dwelling dry out.

- Promptly notify us in writing about any signs of water leaks, water infiltration or mold. We will respond in accordance with state law and the Lease Contract to repair or remedy the situation as necessary.

4. IN ORDER TO AVOID MOLD GROWTH. It is important to prevent excessive moisture buildup in your dwelling. Failure to promptly pay attention to leaks and moisture that might accumulate on dwelling surfaces or that might get inside walls or ceilings can encourage mold growth. Prolonged moisture can result from a wide variety of sources such as:

- Rainwater leaking from roofs, windows, doors and outside walls, as well as flood waters rising above floor level.
- Overflows from showers, bathtubs, toilets, lavatories, sinks, washing machines, dehumidifiers, refrigerator or A/C drip pans or clogged up A/C condensation lines.
- Leaks from plumbing lines or fixtures, and leaks into walls from bad or missing grouting/caulking around showers, tubs or sinks.
- Washing machine hose leaks, plant watering overflows, pet urine, cooking spills, beverage spills and steam from excessive open-pot cooking.
- Leaks from clothes dryer discharge vents (which can put lots of moisture into the air).
- Insufficient drying of carpets, carpet pads, shower walls and bathroom floors.

5. IF SMALL AREAS OF MOLD HAVE ALREADY OCCURRED ON NON-POROUS SURFACES. (such as ceramic tile, Formica, vinyl flooring, metal, wood or plastic) The Federal Environmental Protection Agency (EPA) recommends that you first clean the area with soap (or detergent) and water, let the surface dry, and then within 24 hours apply a pre-mixed spray-on-type household biocide, such as Lysol Disinfectant, Pine-Sol Disinfectant, Tilex Mildew Remover or Clorox Cleanup. (note: only a few of the common household cleaners will actually kill mold). Some of these cleaners contain bleach which can discolor or stain. Be sure to follow the instructions on the container. Applying biocides without first cleaning away the dirt and oils from the surface is like painting over old paint without first cleaning and preparing the surface.

Always clean and apply a biocide to an area 5 or 6 times larger than any visible mold because mold may be adjacent in quantities not yet visible to the naked eye. A vacuum cleaner with a high-efficiency particulate air (HEPA) filter can be used to help remove non-visible mold products from porous items such as fibers in sofas, chairs, drapes and carpets – provided the fibers are completely dry. Machine washing or dry cleaning will remove mold from clothes.

6. DO NOT CLEAN OR APPLY BIOCIDES TO: (1) visible mold on *porous* surfaces, such as sheetrock walls or ceilings, or (2) large areas of visible mold on *non-porous* surfaces. Instead, notify us in writing, and we will take appropriate action in compliance with US Environmental Protection Agency Guidelines, subject to the special exceptions for natural disasters.

7. COMPLIANCE. Complying with this addendum will prevent mold growth in your dwelling, and both you and we will be able to respond correctly if problems develop that could lead to mold growth. If you have questions regarding this addendum, please contact us at the management office or at the phone number shown in your Lease Contract.

Mold Information and Prevention Addendum

Tenanti: Isam Khan Date: 09/12/25

Rainier Huddle 9/12/25
Tenant Date

Tenant	Date
--------	------

Owner/Agent

Date _____

NONSTANDARD RENTAL PROVISIONS

The Nonstandard Rental Provisions listed below are part of your rental agreement and list the various charges and costs that your landlord may assess and withhold from your security deposit.

Name of Tenant(s): Tyson McKeen

Raina Heider

Address: 1324 Marquette Ave.
(Street)

WI
(City State Zip)

(Strike provisions that are not applicable or which will not be used; add additional provisions as needed)

TM RH 1 **LATE FEE:** A late fee of \$ 50.00 will be assessed as set forth in the rental agreement upon all late rental
2 payments. These fees may be deducted from tenant's security deposit.

TM RH 3 **RETURNED CHECK/STOP PAYMENT FEE:** If any payment by tenant is returned unpaid due to insufficient funds
4 or for any other reason, tenant will be charged a fee of \$ 50.00 per occurrence. If landlord incurs any other
5 costs or fees as a result of tenant's payment being returned due to insufficient funds or for any other reason,
6 tenant will also be responsible for the actual costs incurred by landlord as a result. These fees and costs may be
7 deducted from tenant's security deposit.

TM RH 8 **GARBAGE/TRASH REMOVAL:** If tenant leaves garbage or trash in hallway, outside of door of unit, or in any
9 other common area of building or yard which is not designated for the deposit of garbage or trash, tenant will be
10 assessed a fee of \$ 60.00 plus the actual costs incurred by landlord to remove the garbage or trash. These
11 fees and costs may be deducted from tenant's security deposit.

TM RH 12 **FAILURE TO PROPERLY DISPOSE OF RECYCLABLES:** It is the tenant's responsibility to separate all recyclable
13 materials and deposit them in appropriate containers as required by law or local ordinance. If tenant fails to
14 separate recyclable materials and deposit them in the appropriate containers, tenant will be assessed a fee of
15 \$ 100.00 for each occurrence plus the actual costs incurred by landlord to properly dispose of the recyclables.
16 These fees and costs may be deducted from tenant's security deposit.

~~17 **LAWN MOWING/SNOW REMOVAL:** If tenant fails to mow the lawn and/or remove snow from sidewalks or other
18 designated areas within a reasonable time period, tenant will be assessed a fee of \$ 100.00 plus the actual costs
19 incurred by landlord to complete the above. Tenant will also be responsible for payment of any municipal fines
20 or other costs imposed on landlord due to tenant's failure to comply with law or local ordinances regarding lawn
21 mowing and/or snow removal. These fees and costs may be deducted from tenant's security deposit.~~

TM RH 22 **PARKING:** Tenant may park their vehicle in the designated area or space as set forth in the rental agreement.
23 If tenant parks vehicle anywhere other than the designated area or space the tenant will be assessed a fee
24 of \$ 75.00 for each day that the vehicle is parked in a non-designated space. Inoperable vehicles and
25 vehicles in the process of being repaired may not be kept on the premises and the above-mentioned fee will also
26 be assessed against tenant for each day that this rule is not followed. Tenant must insure that all visitors follow
27 the above rules or risk being assessed the above-mentioned fees. These fees may be deducted from tenant's
28 security deposit.

TM RH 29 **FAILURE TO PERMIT ACCESS TO UNIT:** If tenant fails to permit access to unit after landlord has properly
30 complied with all notice provisions set forth in chapter 704 of Wisconsin Statutes and chapter ATCP 134 of the
31 Wisconsin Administrative Code, tenant will be assessed a fee of \$ 75.00 for each occurrence. Tenant will
32 also be liable for any damages and/or costs incurred by landlord as a result of tenant's failure to allow access to
33 unit. These fees and costs may be deducted from tenant's security deposit.

TM RH 34 **RETURN OF KEYS/GARAGE DOOR OPENER:** If tenant fails to return all keys and garage door openers provided
35 by landlord when vacating, tenant will be assessed a fee of \$ 150.00+. This includes all keys, including but
36 not limited to, mailbox, laundry, and storage keys. These fees may be deducted from tenant's security deposit.

TM RH 37 **DAMAGE TO UNIT:** Tenant is responsible for repairing any damage to the unit prior to vacating. The unit should
38 be left in the same condition as it was when tenant moved into unit. If tenant fails to repair any damages to the
39 unit, tenant will be assessed the actual costs incurred by landlord up to \$ 75.00 per hour plus the costs of
40 any materials. Such fees and costs may be deducted from tenant's security deposit. See Damage Charge Addendum.

TM RH 41 **MODIFICATIONS TO UNIT:** Tenant is not allowed to make any modifications to unit without the written consent
42 of landlord as set forth in the rental agreement. If tenant makes modifications to unit without the written consent
43 of landlord then tenant will be charged the actual costs to return the unit to its original condition. Such charges
44 may be deducted from tenant's security deposit.

Name of Tenant(s): _____

11. Jim RH 45 **RE-RENTAL COSTS:** If tenant vacates the unit without proper notice or is removed from the property for failure
 46 to pay rent or any other breach of rental agreement, tenant is liable for all charges permitted under §704.29, Wis.
 47 Stats., including but not limited to all costs incurred to re-rent the vacated unit and all utilities for which tenant is
 48 responsible through the end of the term of the rental agreement, subject to the landlord's duty to mitigate. Such
 49 charges may be deducted from tenant's security deposit.

12. Jim RH 50 **FAILURE TO VACATE AT END OF LEASE OR AFTER NOTICE:** If tenant remains in possession without consent
 51 of landlord after expiration of lease or termination of tenancy by notice given by either landlord or tenant, or after
 52 termination by valid agreement of the parties, tenant shall be liable for any damages suffered by landlord because
 53 of tenant's failure to vacate within the time required. In absence of proof of greater damages, landlord shall
 54 recover as minimum damages twice the rental value apportioned on a daily basis for the time the tenant remains
 55 in possession. Should the tenant's hold over result in the loss of any portion of rent by the landlord, tenant shall
 56 be responsible for any lost rent. Such charges may be deducted from tenant's security deposit.

13. Jim RH 57 A two (2) calendar month written notice to move out is required. For example if tenant wishes to move out on
 58 May 31st written notice must be given no later than March 31st. No move-outs from Oct. 31st thru Feb. 28/29th.
 59

14. Jim RH 60 No other person(s) shall live in the premises except those listed on lines 3 through 6 on rental agreement.
 61
 62

63 Tenant acknowledges that landlord or landlord's agent has specifically identified each nonstandard rental provision
 64 with tenant prior to entering into a rental agreement.

65 Date: 9/12/25

66 *Janet Rodriguez*
 Landlord Signature

67

68

Tyson M. Keen
 Tenant Signature

Renee H. Hinder
 Tenant Signature

 Tenant Signature

 Tenant Signature

69 When To Use: A Nonstandard Rental Provisions document must be used if a landlord wants to deduct anything from a tenant's
 70 security deposit other than: (a) tenant damage, waste, or neglect of the premises; (b) unpaid rent; (c) payment for utility service
 71 owed by tenant that was provided by landlord but not included in the rent; (d) payment for direct utility service owed by the tenant
 72 that was provided by a government-owned utility, to the extent that the landlord becomes liable for tenant's nonpayment; (e) unpaid
 73 monthly municipal permit fees assessed against the tenant by a local unit of government under §66.0435(3), Wis. Stats., to the
 74 extent that the landlord becomes liable for the tenant's nonpayment. The landlord shall specifically identify each provision with the
 75 tenant prior to entering into a rental agreement with the tenant. If the tenant signs his or her name, or writes his or her initials, by a
 76 nonstandard rental provision, it will be rebuttably presumed that that landlord has specifically identified the provision with the tenant
 77 and that the tenant has agreed to it.

78 §704.28(2), Wis. Stats.

ESTIMATION OF DAMAGE COSTS (Addendum to Rules and Regulations)

Revised December 15, 2021

Appliances: New	Rate	Clothes Pole	\$30.00
Electric Stove	\$750.00	Clothes Pole Holder	\$25.00 a pair
Refrigerator	\$750.00	Cleaning	Rate
Gas Stove	\$750.00	Trash Removal	\$75.00 per hr
Hot Water Heater	\$1,000.00	Clean Bathtub/Shower (each)	\$75.00 per hr
Appliance Parts (each)	Rate	Clean Refrigerator	\$200.00
Broiler Pan	\$75.00	Clean Heat Registers per room	\$30.00
Burner Elements	\$75.00	Clean Kitchen Cabinets	\$75.00 per hr
Crisper Drawer	\$158.00	Clean Kitchen Sink	\$55.00 per hr
Drip Pan	\$11.00	Clean Medicine Cabinet	\$55.00 per hr
Freezer Bar	\$104.00	Clean out Storage Locker	\$75.00 per hr
Fridge Door Handle	\$112.00	Clean Oven	\$200.00
Glass Fridge Shelf	\$146.00	Clean Stovetop	\$55.00 per hr
Oven Rack	\$139.00	Clean Toilet (each)	\$75.00 per hr
Range Hood	\$195.00	Cleaning of Bathrm Vanity or Sink	\$55.00 per hr
Stove Knobs	\$86.00	Extra Labor Charge	\$75.00 per hr
Bathroom Repairs	Rate	Pet Waste Removal	\$75.00 per hr
Bathroom Fan Covers & Lens	\$59.00	Removal of Food from Fridge/Cabinet	\$40.00
Bathroom Sink	\$180.00	Remove Mildew & Treat Surface	\$60.00
Large Bathroom Mirror	\$140.00	Remove Wallpaper: per wall	\$145.00+
Faucet	\$215.00	Removal of Furniture: each piece	\$50.00
Medicine Cabinet	\$145.00	Smoke Odor Elimination	\$150.00
Shower Head	\$34.00	Sweep and/or Mop: Each room	\$50.00
Shower Rod	\$35.00	TV Removal - each	\$50.00
Toilet Bowl or Tank	\$265.00	Tire Removal - each	\$30.00
Toilet Paper Holder	\$35.00	Doors	Rate
Toilet Seat	\$35.00	Door Stopper - each	\$10.00
Towel Bars	\$45.00	Hasp Removal	\$55.00
Tub Resurfacing	\$490.00+	Closet Door Tracks	\$75.00
Tub Surround	Cost of Retile	Door Closers	\$160.00
Vanity	\$425.00+	Door Handle Replacement:each	\$30.00+
Vanity Top	\$275.00+	Storm Door-Closer	\$30.00
Bathroom Mixing Valve	\$300.00	Door Trim (each piece)	\$45.00
Bathroom Faucet Handles	\$25.00 each	Exterior Doors	\$775.00
Clogs	\$75.00/hr	Interior Doors	\$225.00
Kitchen Repairs	Rate	Key Replacement:per key	\$35.00
Cabinet Doors & Drawers	\$75.00+	Lock Change	\$75.00
Cabinet Frames	\$200.00	Additional Lock	\$55.00
Counter Tops	\$250.00+	Patio Door Handle	\$45.00
Face Board: Door or Drawer	\$75.00	Reframe Screen Door	\$200.00
Faucets	\$195.00	Rescreen Patio Door	\$55.00
Replace Upper/Lower Cabinets	Current Rate	Storm Door	\$350.00
Sink	\$222.00	Sliding Patio Door	\$1000.00+
Under Cabinet Light Fixture	\$50.00	Refinish Doors (per door)	\$65.00
Closets	Rate	Closet Doors (pair)	\$200.00
Shelf	\$75.00	Sliding Mirror Door	\$300.00

Estimation of Damage Costs (Addendum to Rules and Regulations)

Revised December 15, 2021

Lighting	Rate	Garages	Rate
Light Fixture	\$75.00+	Deadbolt	\$75.00
Carpet	Rate	Garage Door Opener	\$125.00
Carpet Cleaning	Current Rate	Door	\$900.00
Carpet Iron Burn or Patch each	\$80.00+	Lock T Handle	\$65.00
Carpet - per yard	\$22.00	Garage Door Hasp & Lock	\$55.00
Carpet Pad - per yard	\$3.00	Heating	Rate
Carpet Metal - per yard	\$5.00	Forced Air/ Heat Register	\$115.00
Flooring	Rate	Replace Registers or Grills	Current Rate
Ceramic Tile Replacement	\$225.00+	Secure Heat Register to Wall	\$50.00+ per room
Single Ceramic Tile Replacement	\$50.00+	Thermostat	\$75.00
Vinyl Tile Replacement	\$6.00 per sq. ft	Custom Cold Air Returns	\$125.00
Hardwood Floors	\$1.75 per Sq. Ft.	Exterminate	Rate
Windows	Rate	Bed Bugs	\$1,200.00
Glass	Current Rate	Cockroach	\$550.00+
Rescreen Windows (each)	\$55.00	Other Pests	Current Rate
Mini Blinds (each)	\$60.00	Walls	Rate
Vertical Blinds (each)	\$150.00	Dry Wall Repair: larger then 1inch	\$100.00 per hole
Broken Storm Window	\$115.00+	Anchor/ Screw Holes	\$25.00 per hole
Painting	Rate	Kilz Treatment	\$75.00+
2nd Coat per room	\$350.00+	Exterior	Rate
Entire Unit	\$1000.00+	Landscape Damage	\$200.00+
Misc.	Rate	Mow Yard	\$100.00+
Smoke Detector	\$55.00	Siding	Current Rate
Outlet/Switch Covers	\$5.00	Turf Restoration	\$100.00+
Laundry Tub	Current Rate	Yard Clean-up (leaves, misc.)	\$75.00 per hr
Laundry Faucet	\$125.00	Clean Gutters	\$75.00 per hr
CO2 Detector	\$55.00	Down Spout Extensions	\$10.00 per linear ft.
Nail Removal	\$15.00/Nail	Evictions	Rate
Removal of Stickers & Applica's	\$55.00 per hr	Placement Fee	Full Month Rent
Removal of tenant installed rods	40.00 each	Attorney Fees	\$220.00
Tow Vehicle	\$75.00/hr	Eviction Expense	\$200.00
Parking Permit/Hang Tag	\$10.00/each	Court Costs	Current Rate
Labor Rate	Rate	Lease Buyout (if offered)	\$1,900.00
Field Work	\$75.00 per hr	Moving Company	Current Rate
Office Work	\$55.00 per hr	Sheriff Cost	\$125.00/hour +
Trip Charge	\$55.00	Writ	\$5.00
<i>Eysom Allen</i> Tenant 04/12/25 Date <i>Rainald</i> Tenant 9/12/25 Date			
Tenant	Date	Tenant	Date

Any replacement/repairs not on this list will be priced at the time of service. Prices are subject to change without notice. excessive damage may also alter above prices. This is only a summary of charges

Revised 12/15/2021

COMBINATION SMOKE & CARBON MONOXIDE DETECTORS NOTICE

Name: Tyson McKee, Raina Heider
Address: 1784 Rosquette Ave

State law requires Owner /Manager to provide a working smoke detector on each floor including basement of unit, except attic and storage areas. State law also requires the Resident to maintain all smoke detectors in the unit unless an authorized building inspector or the Resident of the dwelling gives written notice to Owner/Manager that the smoke detector is not functional. Owner/Manager shall, within five (5) days of receipt of the notice, provide any maintenance necessary to make that smoke detector functional.

Resident acknowledges that all combination smoke & carbon monoxide detectors in the unit are working properly.

Raina Heider 9/12/25
Tenant's Signature Date

James C. Callegos
Agent/Owner's Signature

Tyson McKee 9/12/25
Tenant's Signature Date

Tenant's Signature Date

Tenant's Signature Date

1222 LLC

RENTER'S INSURANCE DISCLOSURE

ADDENDUM TO RESIDENTIAL RENTAL AGREEMENT

It is:

Required

Tenant's Name: Tyson Mckeeth, Raina Heider

☒ Recommended

Address: 1324

Milwaukee, WI. 53

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, lighting 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 action or those of Tenant's guest. 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.

Tyson Mckeeth
Tenant

Date 9/12/25 Tenant

Date

Raina Heider
Tenant

Date

Tenant

Date

Agent/Owner

Date

1222 LLC

Grill/Smoker Addendum

Per our insurance policies, 1222 LLC prohibits the use of all open flame and cooking equipment such as fire pits or bowls, grills, smokers, and fryers on decks, patios, balconies and withing 10 feet of any structure.

Tenant(s) must grill at appropriate locations that allow outside grilling. Tenant(s) violating this rule will be charged a \$500 penalty, and will be charged and held responsible for all damage costs starting at but not limited to \$5,000.

- This includes smoke/fire damage to upper awnings from top balcony grilling, porches and/or railings.

These penalties/charges will be assessed accordingly per incident during occupancy and after move-out of tenant(s). Any/all grills, smokers, fire pits or bowls will be removed without warning if found in violation of this addendum.

Tyson Miller
Tenant

09/12/25
Date

Rina Hinder
Tenant

09/12/25
Date

Tenant

Date

Tenant

Date

1222 LLC

Bedbug Awareness Addendum

Tenants: Tyson mckeen, Raina Heider

Location: _____ Tenant [] acknowledges that they have received and read the informational "bedbug" pamphlet.

Bed Bug Addendum

The goal of this Addendum is to protect the quality of the rented unit's environment from the effects of bed bugs by providing sufficient information and instructions. It is also the goal of this Addendum to clearly set forth the responsibilities of each of the parties to the rental agreement.

- Resident acknowledges that they have received and read the pamphlet which outlines how to detect bed bugs, how they spread, how to prevent bed bugs, pest management, preparation for pest management and responsibilities of resident, landlord and the pest management professional.
- Resident acknowledges the Owner/Agent has inspected the unit and is not aware of any bed bug infestation.
- Resident agrees that all furnishings and personal properties that will be moved into the premises will be free of bed bugs.

Resident hereby agrees to prevent and control possible infestation by adhering to the below list of responsibilities:

1. Check for hitch-hiking bed bugs. If you stay in a hotel or another home, inspect your clothing, luggage, shoes and personal belongings for signs of bed bugs before re-entering your apartment. Check backpacks, shoes and clothing after using public transportation or visiting theaters. After guests visit make sure to inspect beds, bedding and upholstered furniture for signs of bed bug infestation.
2. Resident shall report any problems immediately to Owner/Agent. Even a few bed bugs can rapidly multiply to create a major infestation that spread to other units.

1222 LLC

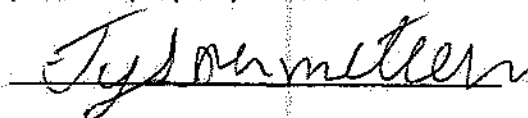
3. Resident shall cooperate with pest control efforts. If your unit or a neighbor's unit is infested, a pest management professional may be called in to eradicate the problem. Your unit must be properly prepared for treatment. Resident must comply with recommendations and requests from the pest management specialist prior to professional treatment including but not limited to:

- Placing all bedding, drapes, curtains and small rugs in bags for transport to laundry or dry cleaners.
- Heavily infested mattresses are not salvageable and must be sealed in plastic and disposed of properly.
- Empty dressers, night stands and closets. Remove all items from floors; bag all clothing, shoes, boxes, toys, etc. Bag and tightly seal washable and non-washable items separately. Used bags must be disposed of properly.
- Vacuum all floors, including inside closets. Vacuum all furniture including inside drawers and nightstands. Vacuum mattresses and box springs. Carefully remove vacuum bags sealing them tightly in plastic and discarding of properly.
- Wash all machine-washable bedding, drapes and clothing etc on the hottest water temperature and dry on the highest heat setting. Take other items to the dry cleaner making sure to inform the dry cleaner that the items are infested with bed bugs. Discard any items that cannot be decontaminated.
- Move furniture toward the center of the room so that technicians can easily treat carpet edges where bed bugs congregate, as well as walls and furniture surfaces. Be sure to leave easy access to closets.

4. Resident agrees to reimburse the Owner/Agent for expenses including but not limited to attorney fees and pest management fees that Owner/Agent may incur as a result of infestation of bed bugs in the apartment.

5. Resident agrees to hold the Owner/Agent harmless from any actions, claims, losses, damages and expenses that may incur as a result of a bed bug infestation.

6. It is acknowledged that the Owner/Agent shall not be liable for any loss of personal property to the resident as a result of an infestation of bed bugs. Resident agrees to have personal property insurance to cover such losses.



Tenant

Date

9/12/25



Tenant

Date

9/12/25

1222 LLC

WE ENERGIES ADDENDUM

You are responsible for ensuring the power is on at the home when you move in.

There will be no power in your home until you contact We Energies to start the service.

Service can be started ahead of time or the same day in most cases.

Your start date for services should always be your move in date designated on your lease.

We Energies will provide you with confirmation of the start service of the home that you will need to provide to us.

We Energies Phone Number 1-800-242-9137

Tyson Miller

Tenant

09/12/25

Date

Raina Heider

Tenant

9/12/25

Date

Sam Carlos 9/12/25

Agent/Owner

Date

1222 LLC

PET POLICY ADDENDUM

"Rules and regulations: Line 50: Pets are not permitted on the property at any time without the prior written consent of landlord."

Dogs are not permitted on the property.

We allow cats with a refundable Security Deposit of \$250.00
(and an additional rent amount of ~~\$25~~.00 per month)

We allow service animals with the proper paperwork.
(All registered service animals have registration paperwork)

We allow caged animals (hamsters, rabbits, turtles etc.)

By signing below, you agree to the terms and conditions regarding the pet policy.

Tenant: Raima Hilde Date: 9/12/25

Tenant: Ty McMeekin Date: 9/12/25

Tenant: _____ Date: _____