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WISCONSIN REALTORS ® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704

RENTAL DISCLOSURE FORM

EQUAL HOUSING OPPORTUNITY

Prospective Tenant(s)' Names *(Please print or type)*	This is the location and address of the specific dwelling unit I want to rent *(check box if true)*: ☐
Anthony Hamilton	Unit Number: Building:
	Address: **2903 Mitchell St. Upper**
Landlord/Property Manager:	

Rental Application Checklist: **[Before Entering into a Rental Agreement and Before Tenant Pays Any Earnest Money or Security Deposit]** *[Check the boxes for all statements that apply]*

☒ 1. Rental Agreement. A copy of the rental agreement and the rules and regulations were furnished for inspection.

2. Code Violations & Conditions Affecting Habitability of the Unit. The Landlord disclosed the following:

☐ Any uncorrected building or housing code violations actually known to the Landlord that affect the dwelling unit or a common area of the premises and present a significant threat to tenant health or safety.

☐ The dwelling unit does not have hot and cold running water.

☐ The dwelling unit is not served by plumbing facilities in good operating condition.

☐ The dwelling unit is not served by sewage disposal facilities in good operating condition.

☐ The heating facilities serving the dwelling unit are not in safe operating condition, and/or are not capable of maintaining a temperature of at least 67°F (19°C) in the living areas, measured at the center of the room midway between the floor and ceiling.

☐ The dwelling unit is not served by electricity, and/or the electrical wiring, outlets, fixtures, and other components of the electrical system are not in safe operating condition.

☐ Structural or other conditions in the dwelling unit or premises that present a substantial health or safety hazard to the tenant or create an unreasonable risk of personal injury based on a tenant's reasonably foreseeable use of the premises other than negligent use or abuse.

☐ 3. Promises to Repair. The Landlord put any promises to repair the unit in writing and Tenant received a copy.

☒ 4. Utility Charges. *[Tenant pays all Utility Charges that are Separately Metered or subject to Cost Allocation.]*

Utility Charges Chart	Electric	Heat	Water Bill	Unit Gas	Air Cond.	Hot Water	Trash\Recycling
Included in Rent					X		X
Separately Metered	X	X		X		X	
Cost Allocation *			X				

*The landlord explained how my share of these costs would be calculated.

5. Earnest Money Receipt.

☒ Tenant received a receipt when Tenant paid the earnest money (paid in cash, receipt requested, etc.).

☐ Tenant did not receive a receipt (earnest money paid by check with a notation stating the purpose of the check, no earnest money required, etc.).

The undersigned have read and dated this first page of this Rental Disclosure Form and have received all indicated information and documents:

Anthony Hamilton 07/28/25

(Prospective Tenants' Signatures) ▲ Print Names ▶ **Anthony Hamilton** (Date) ▲

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PLEASE NOTE: THIS RENTAL DISCLOSURE FORM IS NOT A RENTAL AGREEMENT OR AN AGREEMENT TO ENTER INTO A RENTAL AGREEMENT IN THE FUTURE

Lease/Rental Agreement Signing Checklist: *[Check the boxes that apply]*

If the Landlord Requires a Security Deposit: [Before Security Deposit is Paid]

[x] 1. Right to Inspect for Pre-Existing Damages and Complete Check-In Form.
Tenant has the right to inspect the dwelling unit and notify the Landlord of any preexisting damage or defects during the first seven days of tenancy.

[x] 2. Check-In Sheet.
Tenant received a written check-in sheet that must be completed and returned to Landlord within seven days of the date when Tenant commences occupancy.

[ ] 3. Right to List of Damages and Defects Causing Deductions from Prior Tenant's Security Deposit.
Tenant has the right to make a written request, during the first seven days of tenancy, for a list of the damage and defects for which Landlord deducted money from the prior tenant's security deposit.

[x] 4. Security Deposit Receipt.
Tenant received a receipt when Tenant paid the security deposit (paid in cash, receipt requested, etc.).

[ ] Tenant did not receive a receipt (security deposit paid by check with a notation stating the purpose of the check, no security deposit required, Landlord applied my earnest money to the security deposit, etc.).

When Tenant Enters into the Lease or Rental Agreement: [Before or at Signing]

[x] 5. Contact Persons for Rent Payments, Maintenance & Management, & Service of Legal Paper.
Landlord gave Tenant, in writing, the names and contact information for the following *[these contact people may be listed in the rental agreement and may all be the Landlord]*:
(a) The person(s) to whom Tenant pays rent;
(b) The person(s) who Tenant contacts regarding the management and maintenance of the premises; and (c) The owner(s) or some other person(s) in Wisconsin who is authorized to accept personal service of legal papers and notices on behalf of the owner.

[x] 6. Copy of Rental Agreements, Rules and Regulations, and Nonstandard Rental Provisions.
Landlord gave Tenant a copy of any rental agreement Tenant signed, including all attachments, and the current rules and regulations, if in writing.

[x] Landlord gave Tenant a copy of any Nonstandard Rental Provisions Tenant signed or initialed.

[x] 7. Lead-Based Paint (LBP) Disclosure.
Landlord gave Tenant an LBP Disclosure Statement and a lead hazard information pamphlet.

This form includes the disclosures a landlord must make when a prospective tenant applies to rent a dwelling unit and when a tenant enters into a rental agreement.

The undersigned have read and dated this second page of this Rental Disclosure Form and have received all indicated information and documents:

Anthony Hamilton 07/28/25

(Tenants' Signatures) Print Names ► **Anthony Hamilton** (Date)

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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road, Madison, Wisconsin 53704

Realty One Group Boardwalk

EQUAL HOUSING OPPORTUNITY

RENTAL AGREEMENT NOTICE

This Notice is given on 07/27/2025, by Services & more property MGMT (Landlord) to Anthony Hamilton (Tenant(s)), with respect to the Premises at 2903 Mitchell St. Lower Racine 53403, Wisconsin.

■ **PERSONAL PROPERTY LEFT BEHIND BY TENANT:** Unless otherwise agreed to in writing, if Tenant removes from the Premises or is evicted from the Premises and leaves personal property behind, Landlord may presume that Tenant has abandoned the personal property. Landlord will not store personal property abandoned by Tenant and may dispose of it in any manner deemed appropriate by Landlord. If the personal property is prescription medication or prescription medical equipment, Landlord shall hold the property for 7 days from the date on which Landlord discovers the property. After that time, Landlord may dispose of this property in the manner that Landlord determines is appropriate but shall promptly return the property to Tenant if Landlord receives a request for its return before disposing of it [per Wis. Stat. § 704.05(5)(am)]. If the abandoned property is a manufactured home, mobile home or titled vehicle (includes automobiles), Landlord must give notice, personally or by regular or certified mail, to Tenant and any secured party known to Landlord of Landlord's intent to dispose of the property by sale or other appropriate means [per Wis. Stat. § 704.05(5)(b)].

■ **NOTICE OF DOMESTIC ABUSE PROTECTIONS: (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, 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 abuse, sexual assault, or stalking committed by either of the following:

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

(b) A 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 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 has not subsequently invited the person to be the tenant's guest.

(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 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.

(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.

■ **PROTECTION FOR VICTIM OF CRIME:** Nothing in this rental agreement or in any Landlord rules authorizes Landlord to terminate the tenancy of Tenant based solely on the commission of a crime in or on the Premises if Tenant, or someone who lawfully resides with Tenant, is the victim, as defined by Wis. Stat. § 950.02(4), of that crime.

■ **SEX OFFENDER NOTICE:** You may obtain information about the Sex Offender Registry and persons registered with the Registry by contacting the Wisconsin Department of Corrections on the Internet at http://www.doc.wi.gov or by telephone at (608) 240-5830.

■ **RETALIATION PROHIBITED.** Nothing in this rental agreement, or Landlord's rules and regulations or nonstandard rental provisions allows Landlord to do, or threaten to do, any of the following solely because Tenant has contacted an entity for law enforcement services, health services, or safety services: Increase rent, decrease services, bring an action for possession of the Premises, or refuse to renew the rental agreement.

(x) Authentisign Shannon Sweeney-Walker 07/28/25
Landlord's/Property Manager's Signature ▲ Print Name Here ▶ Services&more property mgmt Date ▲

(x) AuthentiSIGN Anthony Hamilton 07/28/2025
Tenant's Signature ▲ Print Name Here ▶ Anthony Hamilton Date ▲

(x) _____
Tenant's Signature ▲ Print Name Here ▶ Date ▲

(x) _____
Tenant's Signature ▲ Print Name Here ▶ Date ▲

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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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EQUAL HOUSING OPPORTUNITY

NONSTANDARD RENTAL PROVISIONS

Tenant must initial or sign each relevant provision. Landlord should sign at the bottom of this form.

Tenant must initial or sign each relevant paragraph regarding the rental agreement for: 2903 Mitchell St Lower ("Premises").

UTILITIES PAYMENT UPON SURRENDER

In the event Tenant is responsible for payment of municipal utilities, Tenant agrees to pay said utilities in a timely manner, prior to any penalties being assessed, and to present a paid "final" receipt to Landlord. In the event Tenant does not pay said bills in a timely manner, or does not present a final receipt, when Tenant vacates the Premises, Landlord may, at its option, contact the utility provider, obtain the balance and pay the amount due. Tenant specifically agrees to reimburse Landlord for the actual amount of the utilities paid plus a service charge of $20.00 for each utility provider Landlord must contact to obtain the balance and pay the amount due. Tenant specifically authorizes Landlord to deduct any such amounts and charges from Tenant's security deposit.

Tenant Initials or Signature(s): AH Anthony Hamilton 07/28/2025 Date

PET DAMAGE

Tenant acknowledges Tenant is not authorized to have a pet on the Premises. In the event a pet enters the Premises at any time, for any length of time during the tenancy, costs to repair soiled carpets (removal of urine and feces stains and odor) and pest extermination (e.g. fleas) expenses are considered Tenant damage, waste or neglect of the Premises, beyond normal wear and tear. Tenant agrees to pay costs of said carpet repair and/or exterminating, and specifically authorizes Landlord to deduct charges for same from Tenant's security deposit if Tenant does not pay before Tenant vacates the Premises and the security deposit is returned. Nothing herein shall be construed as an authorization for Tenant to keep a pet on the Premises without written permission.

Tenant Initials or Signature(s): AH Anthony Hamilton 07/28/2025 Date

AUTHORIZATION TO ENTER FOR REPAIRS

In the event Tenant requests maintenance or repair services inside the Premises, without specifying that Landlord must contact Tenant before performing such repairs or maintenance and without specifying a proposed time for maintenance or repair personnel to enter the unit, Tenant's request for such repairs or maintenance shall automatically be considered authorization for Landlord or its designated contractors to enter the Premises without further notice to Tenant as follows:

— CHECK LINE 27 OR 29 AND COMPLETE AS APPLICABLE —

[x] Landlord's maintenance and repair personnel may enter the Premises during reasonable business hours, and within a reasonable time from when the repairs or maintenance are requested.

[ ] _____

Tenant Initials or Signature(s): AH Anthony Hamilton 07/28/2025 Date

OTHER **Specify:** Nothing down the drains except toilet tissue. No Flushable wipes, paper towel, napkins,diapers, toys, hygiene products, grease, etc.. Tenants will be charged for any plumbing related costs if items are found to cause clogged drains. No Smoking in unit or common areas. A cleaning charge of $500 will be charged if smoking is found in the property.

Tenant Initials or Signature(s): AH Anthony Hamilton 07/28/2025 Date

LANDLORD: Shannon Sweeney-Walker 07/28/25 Date
Services & more property MGMT

Drafted By Attorney Debra Peterson Conrad
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RELATED STATUTES AND RULES

Wis. Stat. § 704.28 Withholding from and return of security deposits.

(2) NONSTANDARD RENTAL PROVISIONS. Except as provided in sub. (3), a rental agreement may include one or more nonstandard rental provisions that authorize the landlord to withhold amounts from the tenant's security deposit for reasons not specified in sub. (1) (a) to (e). Any such nonstandard rental provisions shall be provided to the tenant in a separate written document entitled "NONSTANDARD RENTAL PROVISIONS." The landlord shall specifically identify each nonstandard rental provision with the tenant before the tenant enters into a rental agreement with the landlord. If the tenant signs his or her name, or writes his or her initials, by a nonstandard rental provision, it is rebuttably presumed that the landlord has specifically identified the nonstandard rental provision with the tenant and that the tenant has agreed to it.

(3) NORMAL WEAR AND TEAR. This section does not authorize a landlord to withhold any amount from a security deposit for normal wear and tear, or for other damages or losses for which the tenant cannot reasonably be held responsible under applicable law.

(4) TIMING FOR RETURN. A landlord shall deliver or mail to a tenant the full amount of any security deposit paid by the tenant, less any amounts that may be withheld under subs. (1) and (2), within 21 days after any of the following:

(a) If the tenant vacates the premises on the termination date of the rental agreement, the date on which the rental agreement terminates.

(b) If the tenant vacates the premises or is evicted before the termination date of the rental agreement, the date on which the tenant's rental agreement terminates or, if the landlord rerents the premises before the tenant's rental agreement terminates, the date on which the new tenant's tenancy begins.

(c) If the tenant vacates the premises or is evicted after the termination date of the rental agreement, the date on which the landlord learns that the tenant has vacated the premises or has been removed from the premises under s. 799.45(2).

Wis. Admin. Code § ATCP 134.09 Prohibited practices.

(2) UNAUTHORIZED ENTRY. (a) Except as provided under par. (b) or (c), no landlord may do any of the following:

1. Enter a dwelling unit during tenancy except to inspect the premises, make repairs, or show the premises to prospective tenants or purchasers, as authorized under s. 704.05(2), Stats. A landlord may enter for the amount of time reasonably required to inspect the premises, make repairs, or show the premises to prospective tenants or purchasers.

2. Enter a dwelling unit during tenancy except upon advance notice and at reasonable times. Advance notice means at least 12 hours advance notice unless the tenant, upon being notified of the proposed entry, consents to a shorter time period.

(b) Paragraph (a) does not apply to an entry if any of the following applies:

1. The tenant, knowing the proposed time of entry, requests or consents in advance to the entry.

2. A health or safety emergency exists.

3. The tenant is absent and the landlord reasonably believes that entry is necessary to protect the premises from damage.

(c) A rental agreement may include a nonstandard rental provision authorizing a landlord to enter a tenant's dwelling unit at reasonable times, under circumstances not authorized under par. (a) or (b). The landlord shall include the nonstandard provision, if any, in a separate written document entitled "NONSTANDARD RENTAL PROVISIONS" which the landlord provides to the tenant. The landlord shall specifically identify and discuss the nonstandard provision with the tenant before the tenant enters into any rental agreement with the landlord. If the tenant signs or initials the nonstandard rental provision, it is rebuttably presumed that the landlord has specifically identified and discussed that nonstandard provision with the tenant, and that the tenant has agreed to it.

Note: The separate written document under par. (b) may be pre-printed.

(d) No landlord may enter a dwelling unit during tenancy without first announcing his or her presence to persons who may be present in the dwelling unit, and identifying himself or herself upon request.

Note: For example, a landlord may announce his or her presence by knocking or ringing the doorbell. If anyone is present in the dwelling unit, the landlord must then identify himself or herself upon request.

(4) CONFISCATING PERSONAL PROPERTY.

(a) No landlord may seize or hold a tenant's personal property, or prevent the tenant from taking possession of the tenant's personal property, except as authorized under s. 704.05(5), Stats., or a written lien agreement between the landlord and tenant.

(b) A lien agreement under par. (a), if any, shall be executed in writing at the time of the initial rental agreement. The landlord shall include the lien agreement in a separate written document entitled "NONSTANDARD RENTAL PROVISIONS" which the landlord provides to the tenant. The landlord shall specifically identify and discuss the lien agreement with the tenant before the tenant enters into any rental agreement with the landlord. The lien agreement is not effective unless signed or initialed by the tenant.

Wis. Stat. § 704.11 Lien of landlord.

Except as provided in ss. 704.90 and 779.43 or by express agreement of the parties, the landlord has no right to a lien on the property of the tenant; the common-law right of a landlord to distrain for rent is abolished.

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WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road, Madison, Wisconsin 53704

RESIDENTIAL RENTAL CONTRACT

(For month-to-month tenancy or definite lease term, not intended for agricultural or mobile home purposes)

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

■ **LANDLORD:** Services & more property management

Name, address and contact information for rent payments: Services & More 323 Main ST. Racine WI 53403

Name and contact information for maintenance/management issues: "SAME"

Name of agent for service of process: "SAME"

Address for service of process: "SAME"

■ **TENANT:** Number of occupants: 1 Names of Tenants: Anthony Hamilton

Names of other occupants (Minor children, etc.):

■ **PREMISES:** Building Address: 2903 Mitchell St. Lower, Racine , 53403

Apartment/room/unit: _____ Other: _____ Included furnishings: appliances, refrigerator, range oven and:

■ **RENT:** Rent of $ 1,000.00 for Premises and $ _____ for other (specify: _____ _____) is due on the 1st day of each month. If payment is received or postmarked After the 5th day of the month when due, rent is $ 1,150.00 for the Premises and $ _____ for c Charges Incurred by Landlord for Tenant's returned checks are payable by Tenant. Landlord shall provide a receipt for cash payments. All Tenants, if more than one, are jointly and severally liable for the full amount of any payments due under this Contract and under Wisconsin law. Acceptance of a delinquent payment does not constitute a waiver of that default or any other default under this Contract.

■ **TERM:** CHECK EITHER (A) OR (B) AND COMPLETE AS APPLICABLE

[X] (A) Month to month beginning on: August 1, 2025 -OR-

[ ] (B) For a term of _____ months, beginning on _____ and ending on _____. (Note: A lease for a fixed term expires without further notice. If a tenancy is to be continued beyond the stated lease term, arrange for this in advance of lease expiration.)

■ **SECURITY DEPOSIT:** Upon execution of this Contract, Tenant shall pay a security deposit in the amount of $ 1,000.00 to be held by Big Bear LLC.

■ **UTILITIES:** Check if paid by Landlord (included in rent) or Tenant (paid separately in addition to the rent):

	Landlord	Tenant		Landlord	Tenant		Landlord	Tenant	
Electricity	[ ]	[X]	Water	[ ]	[X]	Gas	[ ]	[X]	
Hot Water	[ ]	[X]	Heat	[ ]	[X]	Trash	[X]	[ ]	
Air Conditioning	[ ]	[X]	Sewer	[ ]	[X]	Other	[ ]	[ ]	_____

If any utilities or services payable by Tenant are not separately metered, Tenant's share is determined as follows:

Water Bill split by number of tenants in each unit.

■ **PETS:** Pets ~~(are~~) (are not) permitted STRIKE ONE ("are not" if neither is stricken). Insert any additional provisions relating to pets in Special Provisions or in the Rules and Regulations or another Attachment to this Contract.

■ **TIME IS OF THE ESSENCE:** Time is of the essence as to all dates and deadlines set in this Contract or by law, unless otherwise provided in Special Provisions. Parties failing to perform by a "Time is of the Essence" deadline will be in breach of this Contract Immediately upon passage of the deadline.

■ **PROMISES TO REPAIR.** Any promise to repair, clean, or improve the Premises shall include a date of completion, and is stated in Special Provisions or a separate addendum attached to this Contract if the promise was made before the

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execution of this Contract. Time is of the essence does not apply if Landlord gives Tenant timely notice of any delay due to causes beyond Landlord's control (labor stoppage, etc.) and states a new completion date.

■ **CODE VIOLATIONS; ADVERSE CONDITIONS.** Landlord has no actual knowledge of any building code or housing code violation that affects the Premises, or a common area associated with the Premises, presents a significant threat to Tenant's health or safety, and has not been corrected, unless disclosed by Landlord before entering into this Contract and before accepting any earnest money or security deposit and stated in Special Provisions or an Attachment to this Contract [Wis. Stat. § 704.07(2)(bm)]. Any conditions adversely affecting habitability of the Premises such as no hot or cold running water, plumbing or sewage disposal facilities not in good operating order, unsafe or inadequate heating facilities (incapable of maintaining at least 67°F in living areas), no electricity, electrical wiring or components not in safe operating condition, or structural or other conditions substantially hazardous to health or safety, were disclosed by Landlord before entering into this Contract and before accepting any earnest money or security deposit and are listed in Special Provisions or an Attachment to this Contract [Wis. Admin. Code § ATCP 134.04].

■ **INSPECTION AND CHECK-IN SHEET.** Landlord shall provide a check-in sheet when Tenant commences occupancy of the Premises. Tenant has 7 days from the date Tenant commences occupancy to complete the check-in sheet and return it to Landlord. [Wis. Stat. § 704.08].

■ **SECURITY DEPOSIT.** Tenant's security deposit, less any amounts legally withheld, will be delivered or mailed to Tenant's last known address, or transmitted electronically if authorized by Tenant below, within 21 days of when Tenant vacates the Premises as established in accordance with Wis. Stat. § 704.28(4). Landlord will provide a written statement accounting for all amounts legally withheld. The reasonable cost of repairing any waste, neglect or damages for which Tenant is responsible, normal wear and tear excepted, may be deducted from the security deposit. Tenant may not use the security deposit as payment of the last month's rent without Landlord's written permission. After Tenant vacates the Premises, Tenant shall return, or account for, any of Landlord's property held by Tenant such as keys and garage door openers.

■ **USE.** Tenant shall use the Premises for residential purposes only. Tenant shall not (1) make or knowingly permit use of the Premises for any unlawful purposes, (2) engage in activities which unduly disturb neighbors of, or tenants in, the building in which the Premises are located, or (3) do, use, or keep in or about the Premises anything which would adversely affect coverage under a standard fire and extended insurance policy. Neither this provision nor any other provisions in this Contract or in the Landlord's rules and regulations or nonstandard rental provisions authorizes Landlord to terminate the tenancy of Tenant based solely on the commission of a crime in or on the Premises if Tenant, or someone who lawfully resides with Tenant, is the victim, as defined by Wis. Stat. § 950.02(4), of that crime.

■ **GUESTS.** Tenant may have guests residing temporarily in the Premises if their presence does not interfere with the quiet enjoyment of other occupants, and if the number of guests is not excessive for the size of the facilities of the Premises. No guest may remain for more than two weeks without written consent of Landlord, which will not be unreasonably withheld. Tenant shall be liable for any property damage, waste or neglect caused by the negligence or improper use of the Premises or the building or development in which they are located, by Tenant or Tenant's guests and invitees.

■ **MAINTENANCE.** All requests by Tenant for non-emergency maintenance services by Landlord must be in writing and identify reasonable time periods during which Landlord is authorized to enter to perform maintenance. Tenant shall maintain the Premises under Tenant's control in a clean and as good a general condition as they were at the beginning of the term or as subsequently improved by Landlord, except normal wear and tear. Tenant is responsible for minor repairs including, but not limited to, replacement of batteries, light bulbs, fuses, and washers. Tenant shall not, unless permitted in the rules or with specific written approval of Landlord, 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, or attach or display anything which subsequently affects the exterior appearance of the Premises or the property of which it is a part. Whichever party is obligated to provide heat for the Premises shall maintain a reasonable level of heat to insure the habitability of the Premises and prevent damage to the Premises and the building in which they are located. Tenant shall maintain all smoke detectors located in the Premises or give Landlord written notice if a smoke detector is not functional.

■ **ENTRY BY LANDLORD.** Landlord may enter the Premises at reasonable times upon advance notice to Tenant to inspect the Premises, make repairs, show the Premises to prospective tenants or purchasers, or comply with applicable laws or regulations. Advance notice may be given by email if authorized per lines 161-169. Landlord may enter without advance notice with Tenant's consent, or when a health or safety emergency exists, or if Tenant is absent and Landlord believes entry is necessary to protect the Premises or the building in which they are located from damage. Tenant shall not add or change locks without obtaining Landlord's written permission and immediately providing Landlord keys to permit access to the Premises. Landlord shall not add or change locks without obtaining Tenant's written permission unless the addition or change of locks is pursuant to court order or per Wis. Stat. § 704.16 (imminent threat of serious physical harm). Improper denial of access to the Premises is a breach of the Contract.

■ **RULES.** Landlord may make reasonable rules governing the use and occupancy of the Premises and common areas. Tenant acknowledges receipt of the rules prior to signing this Contract. Any failure by Tenant to comply with the rules is a breach of the Contract. Landlord may make reasonable amendments to the rules and any amendment shall become effective no sooner than 14 days after the amendment is delivered to Tenant. If an amendment materially and adversely affects Tenant's use of the Premises, Tenant may at any time before it becomes effective terminate this Contract by

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giving Landlord not less than 21 days' written notice, effective as of the end of a rent-paying period, citing the amendment and its effect on Tenant's use of the Premises.

■ **MITIGATION.** If Tenant abandons the Premises before the end of the tenancy, or if the tenancy is terminated for Tenant's breach of this Contract, Landlord shall make reasonable efforts to re-rent the Premises and apply the rent received, less costs of re-renting, to Tenant's obligations under this Contract. Tenant remains liable for any deficiency.

■ **PERSONAL PROPERTY.** Unless otherwise agreed to in writing, if Tenant removes from the Premises or is evicted from the Premises and leaves personal property behind, Landlord may presume that Tenant has abandoned the personal property. Landlord will not store personal property abandoned by Tenant and may dispose of it in any manner deemed appropriate by Landlord. If the personal property is prescription medication or prescription medical equipment, Landlord shall hold the property for seven days from the date on which Landlord discovers the property and shall promptly return the property to Tenant if Landlord receives a request for its return before disposing of it. After that time, Landlord may dispose of this property in the manner that Landlord determines is appropriate, [Wis. Stat. § 704.05(5)(am)]. If the abandoned property is a manufactured home, mobile home or titled vehicle (includes automobiles), Landlord must give notice, personally or by regular or certified mail, to Tenant and any secured party known to Landlord of Landlord's intent to dispose of the property by sale or other appropriate means [Wis. Stat. § 704.05(5)(b)].

■ **ASSIGNMENT.** Tenant shall not assign this Contract or sublet the Premises or any part thereof without prior written consent of Landlord, which will not be unreasonably withheld. This Contract may be terminated or modified by written agreement of Landlord and Tenant.

■ **CONTROLLING LAW.** Landlord and Tenant understand that their rights and obligations under the Contract are subject to the federal and state lead-based paint laws, Wis. Stat. Chapter 704, Wis. Admin. Code Chapter ATCP 134, applicable local ordinances, and any other applicable law. Both parties shall obey all governmental orders, laws, rules, and regulations related to the Premises.

■ **SALE OF PROPERTY.** Upon voluntary or involuntary transfer of ownership of the Premises, Landlord's obligations under this Contract are expressly released by Tenant. The new owner of the Premises shall be solely responsible for Landlord's obligations under this Contract.

■ **LEAD-BASED PAINT PROVISIONS (If Premises are "target property" constructed before 1978.)** Tenant has received, read and understands the Landlord's lead-based paint (LBP) disclosures and the *Protect Your Family from Lead in Your Home* Pamphlet (Pamphlet). Tenant agrees to follow the practices recommended in the Pamphlet and shall immediately notify Landlord in writing if Tenant, Tenant's guests or any other occupant observes any conditions indicating a potential LBP hazard, as described in the Pamphlet. Tenant's guests and any other occupants are prohibited from disturbing paint and performing LBP activities on the Premises without proper State certification.

■ **CARBON MONOXIDE DETECTOR; SMOKE ALARMS.** Landlord shall install functional carbon monoxide (CO) detectors in the Premises and in any common areas, as required by law. If the Premises is within a building with three or more dwelling units, Landlord shall maintain the CO detectors. If Tenant or any government inspector gives written notice to Landlord that a CO detector is not functional or has been removed, Landlord shall repair or replace the detector within five days after receipt of the notice. If the Premises is within a building with three or more dwelling units, Tenant agrees to immediately give Landlord written notice upon discovery that a CO detector in the Premises is not functional or has been removed. If the Premises is a one or two-family dwelling, Tenant shall maintain the CO detectors in the Premises and upon discovery that a CO detector requires maintenance, agrees to immediately either perform any maintenance necessary to make that detector functional or provide Landlord written notice regarding the required maintenance. Landlord must install and maintain the smoke alarms, and Tenant must inform Landlord in writing of any smoke detector problems, such as a dead battery. The Landlord has five days to correct the problem.

■ **NOTICE OF DOMESTIC ABUSE PROTECTIONS.** (1) As provided in § 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, 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 abuse, sexual assault, or stalking committed by either of the following:

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

(b) A 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 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 has not subsequently invited the person to be the tenant's guest.

(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 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.

(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.

■ **AGENCY NOTICE.** Tenant understands that any property manager, rental agent or employees thereof are representing Landlord.

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■ **ELECTRONIC COMMUNICATIONS.** Landlord and Tenant agree to the use of electronic documents, email, and electronic signatures to the extent not prohibited by federal or Wisconsin law. Tenants must first consent electronically as required by federal law and provide their email addresses below. Landlord and Tenant agree that Landlord may provide the following electronically: (1) a copy of this Lease and any related attachment or document; (2) a security deposit and any documents related to the accounting or disposition of the security deposit and refund; (3) any promise made by Landlord prior to entering into this Lease to clean, repair, or otherwise improve the Premises; and (4) an advance notice to enter the Premises to inspect the Premises, make repairs, show the Premises to prospective tenants or purchasers, or comply with applicable laws and regulations. Maintenance requests may be submitted by email if an email Address is given at lines 6-7. Default or eviction notices cannot be given electronically.

■ **PROTECTION FOR VICTIM OF CRIME.** No provision in this Contract or in the Landlord's rules and regulations or nonstandard rental provisions authorizes Landlord to terminate the tenancy of Tenant based solely on the commission of a crime in or on the Premises if Tenant, or someone who lawfully resides with Tenant, is the victim, as defined by Wis. Stat. § 950.02(4), of that crime.

■ **RETALIATION PROHIBITED.** Nothing in this Contract, or Landlord's rules and regulations or nonstandard rental provisions, allows Landlord to do, or threaten to do, any of the following solely because Tenant has contacted an entity for law enforcement services, health services, or safety services: Increase rent, decrease services, bring an action for possession of the Premises, or refuse to renew the Contract.

■ **SEVERABILITY.** In accordance with Wis. Stat. § 704.02, if any provision of this Contract is rendered void or unenforceable, that provision is severed and does not affect or invalidate the other provisions of the Contract that can be given effect without the invalid provision. Should the entire Contract be deemed void and unenforceable, a periodic tenancy is created and Tenant holds possession as a periodic tenant under § 704.01(2) and pays rent on a periodic basis.

SPECIAL PROVISIONS: _____

Attachments checked below are attached to this Contract and incorporated herein by reference.

ATTACHMENT	Check ✓	ATTACHMENT	Check ✓
Guarantee/Renewal/Assignment/Sublease		Nonstandard Rental Provisions	X
Rules and Regulations	X	Promises to Repair	
Smoke and Carbon Monoxide Detector Notice	X	Code Violations	
Lead-Based Paint Disclosure & Pamphlet	X	Real Estate Agency Disclosure	
Amendment		Utilities Cost Allocation	X
Other:		Other:	
Other:		Other:	

■ **NOTICE:** Tenant may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://offender.doc.state.wi.us/public/ or by phone at 608-240-5830.

Landlord shall provide Tenant with a copy of this Contract and any rules and regulations.

Landlord shall give Tenant a check-in sheet when Tenant commences occupancy of the Premises.

NOTE: SIGNING THIS CONTRACT CREATES LEGALLY ENFORCEABLE RIGHTS AND OBLIGATIONS. TENANT SHOULD CONSULT LEGAL COUNSEL REGARDING QUESTIONS AS TO THEIR LEGAL RIGHTS.

(x) Shannon Sweeney-Walker 07/28/25

Landlord's/Property Manager's Signature ▲ Print Name Here ▶ **Services and more property management** Date ▲

Landlord/Property Manager email address: **servicesnmorepropertymgmt@gmail.com**

(x) Anthony Hamilton 07/28/2025

Tenant's Signature & email address ▲ Print Name Here ▶ **Anthony Hamilton** Date ▲

(x) _____

Tenant's Signature & email address ▲ Print Name Here ▶ Date ▲

(x) _____

Tenant's Signature & email address ▲ Print Name Here ▶ Date ▲

(x) _____

Tenant's Signature & email address ▲ Print Name Here ▶ Date ▲

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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704

ADDENDUM L TO LEASE - LEAD BASED PAINT DISCLOSURES AND ACKNOWLEDGMENTS

Addendum made part of the Lease or Rental Agreement dated July 27, 2025 for the Tenant (referred to in the singular whether one or more, also referred to as lessee), Anthony Hamilton , _____ with respect to the Property at 2903 Mitchell St. Lower, Racine , 53403 Wisconsin, unit/apt./number _____ .

■ **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 taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors (landlords) must disclose the presence of lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

■ LANDLORD'S DISCLOSURES AND CERTIFICATION:

(1) DISCLOSURE (a) Landlord hereby represents that Landlord has no knowledge of any lead-based paint or lead based paint hazards (see definitions at lines 98-102)(collectively referred to as LBP) present in or on the Property except:

_____

(Explain the information known to Landlord, including any additional information available about the basis for the determination that LBP exists in or on the Property, the location of any LBP, and the condition of painted surfaces, or indicate "none".)

(b) Landlord hereby confirms that Landlord has provided the Tenant with the following records and reports which comprise all of the reports and records available to Landlord pertaining to lead-based paint or lead-based paint hazards (LBP) in or on the Property:

_____

(Identify the LBP records and report(s) (e.g. LBP inspections, assessments, abatements, etc. - see definitions at lines 92-93, 96-97, & 103-108) furnished to Buyer, or indicate "none available".)

(2) CERTIFICATION: The undersigned Landlord has reviewed the information above and certifies, to the best of Landlord's knowledge, that the information provided by Landlord is true and accurate.

(X) _____
(Landlord's signatures) ▲ Print Name Here ► (Date) ▲

■ AGENT'S ACKNOWLEDGMENT AND CERTIFICATION:

(1) ACKNOWLEDGMENT: The agent(s) in this transaction hereby acknowledge that: (1) the Landlord was informed of his or her obligations, detailed on page 2 of this Addendum, under the Federal LBP Law; and (2) they are aware of their duty to ensure compliance with the requirements of Federal LBP Law.

(2) CERTIFICATION: The undersigned agents have reviewed the information above and certify, to the best of their knowledge, that that the information provided by them is true and accurate.

(X) AuthentiSIGN' Shannon Sweeney-Walker 07/28/25
(Agent's signature) ▲ Print Agent & Firm Names Here ► Shannon Sweeney-Walker Realty one (Date) ▲

(X) _____
(Agent's signature) ▲ Print Agent & Firm Names Here ► (Date) ▲

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Landlord Obligations under the Federal Lead-Based Paint Disclosure Rules

(Based upon 40 CFR Chapter 1, Part 745, Subpart F, ss. 745.107, 745.110 & 745.113; and 24 CRF subtitle A, Part 35, Subpart H, ss. 35.88, 35.90 & 35.92, which are collectively referred to in this Addendum as Federal LBP Law.)

DISCLOSURE REQUIREMENTS FOR LANDLORDS. (a) The following activities shall be completed before the tenant is obligated under any contract to lease target housing that is not otherwise an exempt transaction pursuant to Federal LBP Law. Nothing in this section implies a positive obligation on the landlord to conduct any evaluation or reduction activities.

(1) Provide LBP Pamphlet to Tenant. The landlord shall provide the tenant with an EPA-approved lead hazard information pamphlet. Such pamphlets include the EPA document entitled *Protect Your Family From Lead in Your Home* (EPA #747-K-94-001) or an equivalent pamphlet that has been approved for use in this state by EPA.

(2) Disclosure of Known LBP to Tenant. The landlord shall disclose to the tenant the presence of any known lead-based paint and/or lead-based paint hazards in the target housing being leased. The landlord shall also disclose any additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination that lead-based paint and/or lead-based paint hazards exist, the location of the lead-based paint and/or lead-based paint hazards, and the condition of the painted surfaces.

(3) Disclosure of Known LBP & LBP Records to Agent. The landlord shall disclose to each agent the presence of any known lead-based paint and/or lead-based paint hazards in the target housing being leased and the existence of any available records or reports pertaining to lead-based paint and/or lead-based paint hazards. The landlord shall also disclose any additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination that lead-based paint and/or lead-based paint hazards exist in the housing, the location of the lead-based paint and/or lead-based paint hazards, and the condition of the painted surfaces.

(4) Provision of Available LBP Records & Reports to Tenant. The landlord shall provide the tenant with any records or reports available to the landlord pertaining to lead-based paint and/or lead-based paint hazards in the target housing being sold. This requirement includes records or reports regarding common areas. This requirement also includes records or reports regarding other residential dwellings in multifamily target housing, provided that such information is part of an evaluation or reduction of lead-based paint and/or lead-based paint hazards in the target housing as a whole.

(b) Disclosure Prior to Acceptance of Offer. If any of the disclosure activities identified in paragraph (a) of this section occurs after the tenant has provided an offer to lease the housing, the landlord shall complete the required disclosure activities prior to accepting the tenant's offer to lease and allow the tenant an opportunity to review the information and possibly amend the proposed lease.

CERTIFICATION AND ACKNOWLEDGMENT OF LBP DISCLOSURE.

(a) Landlord requirements. Each contract to lease target housing shall include an attachment or within the lease the following elements, in the language of the lease contract (e.g., English, Spanish):

(1) Lead Warning Statement. A lead warning statement with the following language:

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

(2) Disclosure of Known LBP & LBP Information Re: the Property. A statement by the landlord disclosing the presence of known lead-based paint and/or lead-based paint hazards in the target housing being leased or indicating no knowledge of the presence of lead-based paint and/or lead-based paint hazards. The landlord shall also provide any additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination that lead-based paint and/or lead-based paint hazards exist in the housing, the location of the lead-based paint and/or lead-based paint hazards, and the condition of the painted surfaces.

(3) List of Available LBP Records & Reports Provided to Tenant. A list of any records or reports available to the landlord pertaining to lead-based paint and/or lead-based paint hazards in the housing that have been provided to the tenant. If no such records or reports are available, the landlord shall so indicate.

(4) Tenant Acknowledgment of Receipt of Disclosures, Records & Pamphlet. A statement by the tenant affirming receipt of the information set out in paragraphs (a)(2) and (a)(3) of this section and the lead hazard information pamphlet required under Federal LBP Law.

(5) Agent Certification. When any agent is involved in the transaction to lease target housing on behalf of the landlord, a statement that:

(i) The agent has informed the landlord of the landlord's obligations under Federal LBP Law; and

(ii) The agent is aware of his or her duty to ensure compliance with the requirements of this subpart.

(6) Signatures. The signatures of the landlords, agents, and tenants certifying to the accuracy of their statements to the best of their knowledge, along with the dates of the signatures.

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OTHER DEFINITIONS:
Available means in the possession of or reasonably obtainable by the landlord at the time of the disclosure.

Abatement means the permanent elimination of lead hazards by methods such as removing, replacing, encapsulating, containing, sealing or enclosing lead-based paint with special materials, in conformance with any requirements stated in any applicable law.

Common area means a portion of a building generally accessible to all residents/users including, but not limited to, hallways, stairways, laundry and recreational rooms, playgrounds, community centers, and boundary fences.

Inspection means: (1) a surface-by-surface investigation to determine the presence of lead-based paint, and (2) the provision of a report explaining the results of the investigation.

Lead-based paint means paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square centimeter or 0.5 percent by weight.

Lead-based paint hazard means any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, or lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate Federal agency.

Risk assessment means an on-site investigation to determine and report the existence, nature, severity, and location of lead-based paint hazards in residential dwellings, including: (1) information gathering regarding the age and history of the housing and occupancy by children under 6; (2) visual inspection; (3) limited wipe sampling or other environmental sampling techniques; (4) other activity as may be appropriate; and (5) provision of a report explaining the results of the investigation.

Target housing means any housing constructed prior to 1978, except housing for the elderly or persons with disabilities (unless any child who is less than 6 years of age resides or is expected to reside in such housing) or any 0-bedroom dwelling.

■ RESTRICTIONS ON ACTIVITIES WHICH DISTURB LBP

Tenant, Tenant's guests and any other occupant are prohibited from disturbing paint and performing lead-based paint activities on the Property without proper State of Wisconsin Certification.

■ TENANT'S ACKNOWLEDGMENT AND CERTIFICATION:

(1) EPA LEAD HAZARD INFORMATION PAMPHLET: If Buyer has provided electronic consent, a copy of the LBP pamphlet, *Protect Your Family from Lead in Your Home,* may be found at https://www.epa.gov/lead/protect-your-family-lead-your-home-real-estate-disclosure.
Note: More information about electronic consent can be found at https://www.wra.org/ecommerce/.

(2) ACKNOWLEDGMENT: Tenant hereby acknowledges and certifies that Tenant has:
(a) received the Landlord's disclosures, reports and records concerning any known LBP in or on the Property; and
(b) received a lead hazard information pamphlet, such as *Protect Your Family from Lead in Your Home,* which was approved by the EPA.

(3) CERTIFICATION: The undersigned Tenants have reviewed the information above and certify, to the best of their knowledge, that the information provided by them is true and accurate.

(X) Authentisign Anthony Hamilton 07/28/2025
(Tenants' signatures) Print Names Here ▶ **Anthony Hamilton** (Date)

(X) _____
(Tenants' signatures) Print Names Here ▶ (Date)

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Drafted by: Attorney Debra Peterson Conrad
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WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road Madison, Wisconsin 53704

SMOKE AND CARBON MONOXIDE DETECTORS

This Notice is given with respect to the residential lease, rental contract or tenancy with respect to the Premises at **2903 Mitchell St. Lower, Racine , 53403** (state address and apartment/unit/room number).

Smoke kills more people in residential fires than the flames. Smoke alarms detect the presence of smoke even before you can see it or smell it, especially when flames might not be in your line of sight.

SMOKE DETECTORS: The building owner (Landlord) shall install functional smoke detectors in the Premises and in any common areas, as required by law. If the occupant of such Premises (Tenant), or any government inspector, gives written notice to Landlord that a smoke detector is not functional, Landlord shall provide, within 5 days after receipt of the notice, any maintenance necessary to make that smoke detector functional.
Tenant Responsibilities: Tenant shall maintain the smoke detectors in the Premises. Upon discovery that a smoke detector in the Premises requires maintenance, Tenant agrees to immediately either provide any maintenance necessary to make that smoke detector functional or provide Landlord with written notice regarding the required maintenance.

Carbon monoxide is a gas created by incomplete burning of fuels. Carbon monoxide is colorless, odorless and tasteless, but highly toxic. It can build up over time, with unrecognized symptoms such as headaches, nausea, disorientation, or irritability eventually building to unconsciousness and fatal poisoning. Carbon monoxide alarms warn of the gas before it reaches dangerous levels. Examples of some carbon monoxide sources are garages, heaters, fireplaces, furnaces, appliances or cooking sources using coal, wood, oil, kerosene, or other fuels. Electric appliances are not carbon monoxide sources.

CARBON MONOXIDE DETECTORS: The building owner (Landlord) shall install functional carbon monoxide (CO) detectors in the Premises and in any common areas, as required by law. Any CO detectors in the Premises shall be maintained by Landlord if the Premises is in a building with three or more units. If the occupant of such Premises (Tenant), or any government inspector, gives written notice to Landlord that a CO detector is not functional or has been removed, the Landlord shall repair or replace the nonfunctional or missing CO detector within 5 days after receipt of the notice.
Tenant Responsibilities: shall maintain the CO detectors in the Premises if the Premises is in a one- or 2-family dwelling. Upon discovery that a CO detector in the Premises requires maintenance, Tenant agrees to immediately either provide any maintenance necessary to make that CO detector functional (if in a one- or 2-family dwelling) or provide Landlord with written notice regarding the required maintenance.

READING/UNDERSTANDING: By signing and dating below, each Tenant acknowledges they have received and carefully read this Notice.

(X) Authentisign Anthony Hamilton 07/28/2025
Tenant's Signature ▲ Print Name ▶ **Anthony Hamilton** Date ▲

(X) _____
Tenant's Signature ▲ Print Name ▶ Date ▲

(X) _____
Tenant's Signature ▲ Print Name ▶ Date ▲

(X) _____
Tenant's Signature ▲ Print Name ▶ Date ▲

(X) _____
Landlord/Agent's Signature ▲ Print Name Here ▶ **Services & more property MGMT** Date ▲

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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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EXCERPTS FROM SMOKE AND CARBON MONOXIDE DETECTOR STATUTES

Smoke Detectors for Residential Buildings with Three or More Residential Units -- Wis. Stat. § 101.145 Smoke detectors.

(2) APPROVAL. A smoke detector required under this section shall be approved by Underwriters Laboratories, Inc. or an independent product safety certification organization.

(3) INSTALLATION AND MAINTENANCE. (a) The owner of a residential building shall install any smoke detector required under this section according to the directions and specifications of the manufacturer of the smoke detector.

(b) The owner of a residential building shall maintain any such smoke detector that is located in a common area of that residential building.

(c) The occupant of a unit in a residential building shall maintain any smoke detector in that unit, except that if an occupant who is not an owner, or a state, county, city, village or town officer, agent or employee charged under statute or municipal ordinance with powers or duties involving inspection of real or personal property, gives written notice to the owner that a smoke detector in the unit is not functional the owner shall provide, within 5 days after receipt of that notice, any maintenance necessary to make that smoke detector functional.

(4) REQUIREMENT. The owner of a residential building the initial construction of which is commenced before, on or after May 23, 1978, shall install and maintain a functional smoke detector in the basement and at the head of any stairway on each floor level of the building and shall install a functional smoke detector either in each sleeping area of each unit or elsewhere in the unit within 6 feet of each sleeping area and not in a kitchen.

Smoke Detectors for One- and 2-Family Dwellings -- Wis. Stat. § 101.645 Smoke detectors.

(2) APPROVAL AND INSTALLATION. A smoke detector required under this section shall be approved and installed as required under s. 101.145(2) and (3)(a). See lines 35-38 above, and "Smoke Detectors Save Lives: One and Two Family Dwellings," at https://dsps.wi.gov/Documents/Programs/SmokeAlarms12FamilyHomes.pdf.

(3) REQUIREMENT. The owner of a dwelling shall install a functional smoke detector in the basement of the dwelling and on each floor level except the attic or storage area of each dwelling unit. The occupant of such a dwelling unit shall maintain any smoke detector in that unit, except that if any occupant who is not the owner, or any state, county, city, village or town officer, agent or employee charged under statute or municipal ordinance with powers or duties involving inspection of real or personal property, gives written notice to the owner that the smoke detector is not functional the owner shall provide, within 5 days after receipt of that notice, any maintenance necessary to make that smoke detector functional.

Carbon Monoxide Detectors for Residential Buildings with Three or More Residential Units -- Wis. Stat. § 101.149 Carbon monoxide detectors.

(2) INSTALLATION REQUIREMENTS. Review the statutory installation requirements at https://docs.legis.wisconsin.gov/statutes/statutes/101/I/149, the Wis. Admin. Code § SPS 362.0915 rules at https://docs.legis.wisconsin.gov/code/admin_code/sps/safety_and_buildings_and_environment/361_366/362/0915 and Carbon Monoxide Detector Locations at https://dsps.wi.gov/Documents/Programs/CommercialBuildings/MinimumCarbonMonoxideDetectorLocations.pdf.

(3) MAINTENANCE REQUIREMENTS. (a) The owner of a residential building shall reasonably maintain every carbon monoxide detector in the residential building in the manner specified in the instructions for the carbon monoxide detector.

(am) If any person certified under s. 101.12 (4) or 101.14 (4r) [fire inspectors] gives written notice to an owner of a residential building that a carbon monoxide detector in the residential building is not functional, the owner shall provide, within 5 days after receipt of that notice, any maintenance necessary to make that carbon monoxide detector functional.

(b) An occupant of a unit in a residential building may give the owner of the residential building written notice that a carbon monoxide detector in the residential building is not functional or has been removed by a person other than the occupant. The owner of the residential building shall repair or replace the nonfunctional or missing carbon monoxide detector within 5 days after receipt of the notice.

(4) TAMPERING PROHIBITED. No person may tamper with, remove, destroy, disconnect, or remove batteries from an installed carbon monoxide detector, except in the course of inspection, maintenance, or replacement of the detector.

(5) EXCEPTIONS. Subsections (2) and (3) do not apply to the owner of a residential building if the residential building satisfies any of the following:

(b) All of the fuel-burning appliances in the residential building have sealed combustion units that are covered by the manufacturer's warranty against defects.

(c) All of the fuel-burning appliances in the residential building have sealed combustion units that are inspected as provided in the rules promulgated by the department under sub. (6)(b) or in the rules promulgated by the department under s. 97.625(1)(am).

Carbon Monoxide Detectors for One- and 2-Family Dwellings -- Wis. Stat. § 101.647 Carbon monoxide detectors.

(2) INSTALLATION AND SAFETY CERTIFICATION. The owner of a dwelling shall install any carbon monoxide detector required under this section according to the directions and specifications of the manufacturer of the carbon monoxide detector. A carbon monoxide detector required under this section shall bear an Underwriters Laboratories, Inc., listing mark and may be a device that is combined with a smoke detector.

(3) REQUIREMENTS. (a) The owner of a dwelling shall install a functional carbon monoxide detector in the basement of the dwelling and on each floor level except the attic, garage, or storage area of each dwelling unit. A carbon monoxide detector wired to the dwelling's electrical wiring system shall have a backup battery power supply. Except as provided under par. (b), the occupant of the dwelling unit shall maintain any carbon monoxide detector in that unit. This paragraph does not apply to the owner of a dwelling that has no attached garage, no fireplace, and no fuel-burning appliance.

(am)1. If the building permit for the initial construction of a dwelling was issued on or after February 1, 2011, and the electrical service for the dwelling is provided by a public utility, as defined in s. 196.01(5), the owner of the dwelling shall install each carbon monoxide detector required under par. (a) so that it is powered by the dwelling's electrical wiring system, except as provided under subd. 2.

2. The requirement that each carbon monoxide detector be installed in the manner provided under subd. 1. does not apply to a dwelling if the dwelling, when initially constructed, had no attached garage, no fireplace, and no fuel-burning appliance.

(b) If any occupant who is not the owner of a dwelling, or any person authorized by state law or by city, village, town, or county ordinance or resolution to exercise powers or duties involving inspection of real or personal property, gives written notice to the owner that the carbon monoxide detector is not functional, the owner shall provide, within 5 days after receipt of that notice, any maintenance necessary to make that carbon monoxide detector functional.

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ADDENDUM TO INCLUDE OTHER NONSTANDARD RENTAL PROVISIONS

1. Smoking is prohibited in all rental properties and common areas of the rental property. If smoking is found a $500 cleaning charge will be imposed.
2. Appliances are given clean and sanitary. Must be returned the same way to avoid cleaning charges.
3. Units come pest and rodent free. In the event that there is a suspected rodent or pest it needs to be reported immediately. Single family home tenants are responsible for any pest or rodent extermination. In building 2 units or more it is determined your unit is the cause of pests or rodents you will be responsible for extermination costs.
4. Renters insurance is highly recommended. All property owners have insurance, but this only covers the property not your personal property.
5. Running toilets, dripping faucets and other water leaks can increase water/sewer charges. If unreported it could cause you to be responsible for the increased bills.

AuthentiSIGN Anthony Hamilton 07/28/25

AuthentiSIGN Shannon Sweeney-Walker 07/28/25

Authentisign ID: 55856A9D-506B-F011-8DCA-00224822F75A







Protect Your Family From Lead in Your Home

United States Environmental Protection Agency

United States Consumer Product Safety Commission

United States Department of Housing and Urban Development

March 2021

Realty One Group Boardwalk, 323 Main St. Racine WI 53403
Phone: 2629024699 Fax: Shannon Sweeney-Walker Hamilton Lease

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Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint or lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right,* to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



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Simple Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at epa.gov/lead.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

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Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



Women of childbearing age should know that lead is dangerous to a developing fetus.

- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

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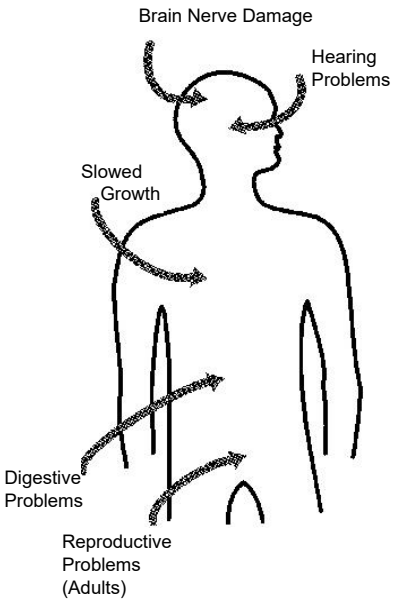
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Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely harm children.

In children, exposure to lead can cause:



- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage

While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and, in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

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Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

Your doctor can explain what the test results mean and if more testing will be needed.

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Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.[1]

Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.[2]

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at epa.gov/lead.

[1] "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm^2), or more than 0.5% by weight.

[2] "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

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Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorated lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

Lead-based paint is usually not a hazard if it is in good condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 10 micrograms per square foot ($\mu g/ft^2$) and higher for floors, including carpeted floors
- 100 $\mu g/ft^2$ and higher for interior window sills

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

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Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
  - Portable x-ray fluorescence (XRF) machine
  - Lab tests of paint samples



- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
  - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
  - Sample dust near painted surfaces and sample bare soil in the yard
  - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.

Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

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Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.[3]

[3] Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

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What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

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Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.



- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead–safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.

Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement contractor. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

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Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 10 micrograms per square foot (μg/ft^2) for floors, including carpeted floors
- 250 μg/ft^2 for interior windows sills
- 100 μg/ft^2 for window troughs

Abatements are designed to permanently eliminate lead-based paint hazards. However, lead dust can be reintroduced into an abated area.

- Use a HEPA vacuum on all furniture and other items returned to the area, to reduce the potential for reintroducing lead dust.
- Regularly clean floors, window sills, troughs, and other hard surfaces with a damp cloth or sponge and a general all-purpose cleaner.

Please see page 9 for more information on steps you can take to protect your home after the abatement. For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 15 and 16), epa.gov/lead, or call 1-800-424-LEAD.

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Renovating, Repairing or Painting a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:



- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*

RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
  - Open-flame burning or torching
  - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
  - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit epa.gov/getleadsafe, or read *The Lead-Safe Certified Guide to Renovate Right.*

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Other Sources of Lead

Lead in Drinking Water

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested.

Remember older homes with a private well can also have plumbing materials that contain lead.

Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Remember, boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, don't forget to read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800 424-LEAD.*

Call your local health department or water company to find out about testing your water, or visit epa.gov/safewater for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

* Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

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Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.[4]
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as **"greta"** and **"azarcon,"** used to treat an upset stomach.

[4] In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products.

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For More Information

The National Lead Information Center
Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call **1-800-424-LEAD (5323).**

EPA's Safe Drinking Water Hotline
For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/safewater for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline
For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772**, or visit CPSC's website at cpsc.gov or saferproducts.gov .

State and Local Health and Environmental Agencies
Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at **1-800-424-LEAD.**

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

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U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100, OES 05-4
Boston, MA 02109-3912
(888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679
(732) 906-6809

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact
U.S. EPA Region 3
1650 Arch Street
Philadelphia, PA 19103
(215) 814-2088

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact
U.S. EPA Region 4
AFC Tower, 12th Floor, Air, Pesticides & Toxics
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact
U.S. EPA Region 5 (LL-17J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 353-3808

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-2704

Region 7 (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact
U.S. EPA Region 7
11201 Renner Blvd.
Lenexa, KS 66219
(800) 223-0425

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6966

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact
U.S. EPA Region 9 (CMD-4-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4280

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact
U.S. EPA Region 10 (20-C04)
Air and Toxics Enforcement Section
1200 Sixth Avenue, Suite 155
Seattle, WA 98101
(206) 553-1200

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Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

CPSC
4330 East West Highway
Bethesda, MD 20814-4421
1-800-638-2772
cpsc.gov or saferproducts.gov

U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality afordable homes for all. Contact to Ofce of Lead Hazard Control and Healthy Homes for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

HUD
451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
(202) 402-7698
hud.gov/lead

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U. S. EPA Washington DC 20460
U. S. CPSC Bethesda MD 20814
U. S. HUD Washington DC 20410

EPA-747-K-12-001
March 2021

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IMPORTANT!

Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).