LEASE / RENTAL APPLICATION / AGREEMENT
RENTAL PROPERTY: Storefront at 1411 Rawson AVE. South Milwaukee, WI 53217

Landlord Info: Daniel Gunia **Cell#** 202-256-8677 **Home Address:** 6720 Yates Ford Rd. Manassas, VA 20111

LEASE/RENTAL TERM will begin on or about 9/1/2026 at 12:00 noon and end at 11/30/2026 at 12:00 noon (3 months later).

1.1 TENANT
This agreement for 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:

Tenant: ***Ruben Espino***

Landlord: Daniel J. Gunia **Cell#** 202-256-8677 /
Premises: 1411 Rawson Ave – Storefront South Milwaukee, WI 53172

1.2 RENT AND TERM OF LEASE
Rent: The total Rent for the initial 3 Month Lease Term shall be $ 500.00 per month, due on the 1st of each month. Rental payment shall be deposited at a **Chase Bank Payable to Daniel Gunia Account# End in ...6097**. If rent is received after the 1st the Tenant shall pay a late fee of $50.00.

Term: Beginning on 09/01/2026 and ending on 11/30/2026 at 12:00 noon. (3 Month Lease). After the 3 month lease has ended than the Tenant may choose to extend the term of the lease for an additional 3 months, providing the Landlord and Tenant come to an agreement on the extension of the Lease Agreement.

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. See section labeled "Notice to Vacate."
All tenants, if more than one, are jointly and severally liable for the full amount of any payments due under this Agreement.
Acceptance of a delinquent payment does not constitute a waiver of that default or any other default under this Agreement.
Other Landlord or Tenant obligations:
No smoking in unit
Move out time is on the last day at noon
Renter's insurance required

1.3 UTILITIES & APPLIANCES
Included furnishing/appliances: Refrigerator, Stove, Dishwasher, Microwave, Washer/Dryer (provided as a convenience only. Tenant is responsible for maintenance.)
Utilities paid by Tenant: Electricity (billed back based on usage), AC
Utilities paid by Owner: Water/Sewer, Gas, Trash/Recycling

Tenant will be responsible to pay the electric bill but the bill. There is a Leviton Solid State Electronic Kilowatt-Hour Meter in the basement between the Lower Electrical Panel on the right and the Storefront Electrical Panel on the Left. This Meter tracks the amount of KWh being used by the Storefront and that amount will have to be calculated for each month and then determine the total amount of KWh used by the Storefront. Then that amount can be used against the WE energies electric bill for the Lower 2BR unit and determine the amount that then needs to be charged back to the Storefront. All other utilities will be included and paid by the Landlord. Tenant is responsible for cable TV or Internet if and as desired.

1.4 SECURITY DEPOSIT
Upon execution of this Agreement, Tenant shall pay a security deposit in the amount of: $500.00 to be held by Landlord or Landlord's agent. The deposit, less any amounts legally withheld, will be returned to Tenant's last known address within twenty-one (21) days after any event set forth in Wis. Stat. 704.28(4). If any portion of the deposit is withheld, Landlord must provide Tenant with a written statement accounting for amounts withheld. The statement shall describe each item of physical damage or other claim made against the security deposit, and the amount withheld as reasonable compensation for each item or claim. If repair costs are not known within twenty-one (21) days, Landlord may use a good faith estimate in the written accounting. The reasonable cost for tenant damage, waste, or neglect of the premises, normal wear and tear excluded, may be deducted from Tenant's security

deposit as well as any amounts set forth in Wis. Stat. 704.28(1). Tenant may not use the security deposit as payment for the last month's rent without the written permission of Landlord.

1.5 RULES

Landlord may make reasonable Rules and Regulations governing the use and occupancy of the Premises or the building in which it is Located, common areas, and the surrounding grounds ("rental property"). Any failure by Tenant to substantially comply with the Rules and Regulations will be a breach of this Agreement. Landlord may amend the Rules and Regulations to provide for newly added Amenities or to meet changed circumstances or conditions adversely affecting the Premises or rental property. No such amendments may unreasonably interfere with Tenant's use and enjoyment of the Premises or the rental property of which it is a part. A copy of the Rules and Regulations, if applicable, have been given to Tenant at the time of the signing of this Agreement.

1.6 NOTICE TO VACATE

Lease for Term- Thirty (30) day written notice is required to terminate a lease. Both Tenant and Landlord should discuss prior to the end of the original lease term whether or not they wish to continue the tenancy beyond the original lease term and if so, enter into a new rental agreement accordingly. Month-to-Month Tenancy- Written notice must be received by the other party at least thirty (30) days prior to the ending of a month-to-month tenancy. A month-to-month tenancy may only be terminated at the end of a rental period. A rental period runs from the first of a calendar month through the last day of a calendar month.

1.7 CONTROLLING LAW

Landlord and Tenant understand their rights and obligations under this Agreement and that they are subject to the laws of Wisconsin, included Wis. Stat ch. 704 and ch. 799, Wis. Admin. CodeATCP134, and applicable local ordinances. Both parties shall obey all governmental orders, rules and regulations related to the Premises, including local housing codes.

1.8 CONDITION OF PREMISES

Tenant has had the opportunity to inspect the Premises and has determined that it will fulfill Tenant's needs and acknowledges that the Premises is in good and satisfactory condition, except as noted in the Check-in/Check-out form provided to Tenant, prior to taking occupancy. Tenant agrees to maintain the Premises during Tenant's tenancy and return it to Landlord in the same condition as it was received less normal wear and tear. Nothing in this section authorizes Landlord to terminate the tenancy of Tenant or hold Tenant responsible for damages based solely on the commission of a crime 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 crime.

1.9 POSSESSION AND ABANDONMENT

Landlord shall give Tenant possession of the Premises as provided. Tenant shall vacate the Premises and return all of Landlord's property promptly upon the expiration of this Agreement, including any extension or renewal, or its termination, in accordance with its terms and the law. A Tenant will be considered to have surrendered the Premises on the last day of the tenancy provided under this Agreement, except that, if Tenant vacates before the last day of the tenancy, and gives Landlord written notice that Tenant has vacated. If the Tenant mails the notice to Landlord, Landlord is deemed to have received the notice on the second day after mailing. If Tenant vacates the Premises after the last day of the tenancy, surrender occurs when Landlord learns that Tenant has vacated. If Tenant abandons the Premises before expiration or termination of this Agreement or its extension or renewal, or if the tenancy is terminated for the Tenant's breach of this Agreement, Landlord shall make reasonable efforts to re-rent the Premises and apply any rent received, less actual costs of re-rental, toward Tenant's obligations under this Agreement. Tenant shall remain liable for any deficiency as allowed by law.

1.10 ABANDONED PROPERTY

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

1.11 USE OF PREMISES

Tenant shall use the Premises or rental property for residential purposes only. Operating a business, including but not limited to, providing childcare for children not listed as occupants in this Agreement is prohibited. Neither party may: (1) make or knowingly

permit use of the Premises or rental property for any unlawful purpose; (2) engage in activities which unduly disturb neighbors or tenants; and/or (3) do, use, or keep in or about the Premises or rental property anything which would adversely affect coverage under a standard fire and extended insurance policy. Nothing in this section authorizes Landlord to terminate the tenancy of a Tenant based solely on the commission of a crime in or on the Premises or rental property if Tenant, or someone who lawfully resides with Tenant, is the victim, as defined by Wis. Stat.950.02(4), of that crime.

1.12 GUESTS

Tenant may have guests residing temporarily in the Premises if their presence does not interfere with the quiet use and enjoyment 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 by Landlord, Tenant may not have any person who is not listed on this Agreement reside in the Premises for more than fourteen (14) nonconsecutive days within any one (1) year period or for more than three (3) consecutive days within any one (1) month period. Tenant shall be liable for any property damage, waste, or neglect of the Premises or rental property, that is caused by the negligence or improper use by Tenant or hold Tenant responsible for damages based solely on the commission of a crime in or on the Premises or rental property if Tenant, or someone who lawfully resides with Tenant, is a victim, as defined in Wis. Stat. 950.02(4), of that crime.

1.13 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.

1.14 CRIMINAL ACTIVITY PROHIBITED

Tenant, any member of Tenant's household, guest, or invitee shall not engage in or allow others to engage in any criminal activity, including drug-related criminal activity, in the Premises or on the property. Pursuant to Wis. Stat. 704.17(3m), Landlord may terminate the tenancy of Tenant, without giving Tenant an opportunity to remedy the default, upon notice requiring Tenant to 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 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 to peaceful enjoyment of the Premises by, other tenants; (b) criminal activity that threatens the health or safety of, or right to peaceful enjoyment of their residences by persons residing in the immediate vicinity of the Premises; (c) criminal activity that threatens the health and safety of Landlord or an agent or employee of Landlord; (d) drug-related criminal activity, which includes the manufacture or distribution of a controlled substance, on or near the Premises. Nothing in this section authorizes Landlord to terminate the tenancy of Tenant based solely on the 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. 950.02(4), of that crime. It is not necessary that there has been an arrest or conviction for the criminal activity or drug-related criminal activity.

1.15 RENTERS INSURANCE REQUIRED

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

1.16 REPAIRS

Any promise by Landlord, made before execution of this Agreement, to repair, clean, or improve the Premises, including the promised 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 of repairs does not apply to any delay beyond Landlord's control. Landlord shall give timely notice of any delay to Tenant.

1.17 COMPLIANCE WITH WIS. STAT. 704.44

Nothing in this Agreement authorizes Landlord to do anything that would be a violation of Wis. Stat. 704.44 or ATCP 134.08.

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

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

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

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

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

1.23 NON-WAIVER
Any failure to act by Landlord with regard to any specific violation or breach of any term of this Agreement by Tenant shall be considered 4 temporary and does not waive Landlord's right to act on any future violation or breach by Tenant. Landlord, by accepting payment from Tenant for rent or any other amount owed, is not waiving its right to enforce a violation or breach of any term of this Agreement by Tenant.

1.24 TIME IS OF THE ESSENCE
As to delivery of possession of Premises to Tenant, completion of repairs promised in writing in the Agreement of 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 Agreement or by law. Time is of the essence means that a deadline must be strictly followed,

1.25 SPECIAL PROVISIONS
Tenant is responsible for snow/lawn care for the city side walk and the grass area in front of the fence and Picnic Table.

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

1.27 MAINTENANCE
Pursuant to Wis. Stat. 704.07, Landlord shall keep the structure of the building in which the Premises are located and those portions of the building and equipment under Landlord's control in a reasonable state of repair. Tenant shall maintain the Premises under Tenant's control in a clean manner and in as good of a general condition as it was at the beginning of the term or as subsequently improved by Landlord, normal wear and tear excluded. Tenant shall not 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 substantially affects the exterior appearance of the Premises or the property in which it is located, unless otherwise allowed under the rules or unless Landlord has granted prior written approval. Landlord shall keep the heating equipment in a safe and operable condition. Whichever party is obligated to provide heat for the Premises shall maintain a reasonable level of heat to

prevent damage to the Premises and the building in which it is located. Nothing in this Agreement should be construed to relieve Landlord from liability for property damage of personal injury caused by the intentional or negligent acts or omissions of Landlord, or to impose liability on Tenant for personal injuries 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 of invitees. In addition, nothing in this Agreement should be construed to authorize Landlord to terminate the tenancy of Tenant based solely on the commission of a crime in or on the Premises or rental property if Tenant, or someone who lawfully resides with Tenant, is the victim, as defined by 950.02(4), of that crime. Nothing in this Agreement should be construed to allow Landlord to evict or exclude Tenant from the Premises other than by the judicial eviction procedures as set forth in Chapter 799 of the Wisconsin Statues.

1.28 PAYMENT FOR DAMAGE

Tenant is responsible for any damage, waste, or neglect caused by Tenant, Tenant's household members, guests, or invitees including, but not limited to, damage, waste, or neglect to the Premises or rental property. Tenant must 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 estimated repair costs before work will begin. Payment of said costs by Tenant does not waive Landlord's right to terminate Tenant's tenancy for causing the damage, waste, or neglect. Nothing in this section authorizes Landlord to terminate the tenancy of Tenant or hold Tenant responsible for damages based solely on the commission of a crime in or on the Premises or rental property if Tenant, or someone who lawfully resides with Tenant, is a victim, as defined in Wis. Stat. 950.02(4), of that crime.

1.29 REIMBURSEMENT TO LANDLORD

If Tenant fails to pay any amounts that Tenant is responsible for under this Agreement, Landlord has the option, but is not required to, pay said amounts on behalf of Tenant and demand reimbursement. Reimbursement must be made within ten (10) days of demand. Reimbursement after Landlord's demand does not waive Landlord's right to terminate Tenant's tenancy for failing to pay said amounts initially. Nothing in this section authorizes Landlord to terminate the tenancy of Tenant or hold Tenant responsible for damages based solely on the commission of a crime in or on the Premises or rental property if Tenant, or someone who lawfully resides with Tenant, is a victim, as defined in Wis. Stat. 950.02(4), of that crime.

1.30 NO MODIFICATIONS TO PREMISES

Tenant may not make any modifications to the Premises or rental property without the prior written consent of Landlord. Modifications include, but are not limited to, removal of any fixtures, painting of any rooms, installation of blinds or other window coverings, drilling of holes, mounting of flat-screen televisions to the wall, building of any additions, installation of any satellite dishes, or any modifications 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 related items within reason. If Tenant violates this provision Tenant will be charged the actual costs incurred by Landlord to return the 5 Premises 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.

1.31 EXTERMINATION COSTS

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

1.32 ENTRY BY LANDLORD

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

1.33 BREACH AND TERMINATION

Failure of either party to comply substantially with any material provision is a breach of this Agreement. 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 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 Tenant fails to comply with such notice, Landlord may declare the tenancy terminated and proceed to evict Tenant from the Premises, without limiting the liability of Tenant for the rent due or to become due under this Agreement. If Tenant has been giving such notice and remedied the 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 covenant or condition of this Agreement, this Agreement may be terminated if, Landlord gives notice to Tenant to vacate on or before a date at least 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 pursuant to Wis. Stats. 704.16(3), 704.17(2)(c), and 704.17(3m). The language in this section shall apply to any lease for a specific term and does not 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. Stats. 704.07(4) and 704.45 and Wis Admin. Code ATCP 134. Nothing in this section should be construed to authorize Landlord to terminate the tenancy of Tenant based solely on the commission of a crime in or on the Premises or rental property if Tenant, or someone who lawfully resides with Tenant, is the victim, as defined in Wis. Stat. 950.02(4), of that crime.

1.34 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. 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 via certified funds. All late fees, security deposit, utility charges, or and other monetary amount set forth under this Agreement are to be considered and defined as "rent".

1.35 CODE VIOLATIONS AND ADVERSE CONDITIONS
There are no code violations or other conditions affecting habitability of the Premises or rental property unless indicated otherwise in writing.

1.36 DAMAGE BY CASUALTY
If the Premises or rental property is damaged by fire or other casualty ("the casualty") to a degree which renders it untenantable, 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 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 was caused in any part by the negligence or intentional acts of Tenant, Tenant's household members, guests, or invitees. Tenant may be required to vacate the Premises during repairs. If, in Landlord's sole discretion, the Premises or rental property cannot be repaired in a reasonable period of time, this Agreement will terminate as of the date of the casualty. If, after the casualty, the Premises or rental property remain tenantable, Landlord will complete repairs as soon as reasonably possible.

1.37 RENTAL DOCUMENTS
Landlord has given Tenant a copy of the Residential Rental Agreement as well as any Rules and Regulations, if applicable, for review prior to entering into this Agreement and prior to accepting any earnest money or security deposit. Pets and water beds are not permitted unless indicated otherwise in writing. A Check-in/Check-Out sheet or similar must be provided by the Landlord and filled out by Tenant to be returned to Landlord within seven (7) days. This verifies the condition of the Premises upon occupancy as required by Wis. Stat. 704.08.6 Emergency Contact: Daniel Gunia Cell# 202-256-8677 / Kim Gunia Cell# 202-549-3505
Notes: Signing of this Agreement creates legally enforceable rights when signed by both parties.

1.38 Yard Maintenance
The small strip of ground in front of the Storefront and the bush to the left by the Picnic table are the responsibility of the Tenant to maintain and possibly decorate as appropriate with the approval of the Landlord and City codes.

1.39 TRUTHFULNESS OF THE RENTAL APPLICATION. The Tenant warrants that the statements made on the Rental Application, which are made as part of this Lease/Rental Agreement, are material representations that have been relied upon by the Landlord. If any material facts in the Application are untrue, the Landlord shall have the right to terminate this Lease/Rental Agreement and to hold the Tenant liable for any and all damages to the Premises, to exercise all legal and equitable rights and remedies, and to recover reasonable attorney's fees and costs and costs to release property.

1.40 PARKING SPOT
Street parking in front of the Storefront. Parking pads at rear of the property are for the duplex rental units only.

1.41 INSURANCE
The Tenant must provide an insurance policy, which provides public liability, protects his personal property and names the Landlord or Managing Agent. The Tenant will do nothing and permit nothing to be done on or about the premises, which will increase the cost of or cause the cancellation of any fire or other insurance policy covering the Premises. All of Tenant's personal property located or stored at the premises shall be Tenant's sole risk. The Tenant shall indemnify and hold harmless the Landlord from any loss or damage to such personal property. The Landlord and shall not be liable for any injury, damage, or loss resulting from any accident or occurrence in or upon the premises.

The undersigned hereby makes an application to rent the Storefront unit located at: 1411 Rawson Ave. South Milwaukee

Storefront Tenant: X Ruben Espino date: 8/21/ 2026
Signature

Storefront Tenant: ***Rubin Espino***
Print Name

Landlord: Signature: Daniel J Gunia date: 8/21/ 2026

Landlord: Print Name: **Daniel J. Gunia / Kim Gunia**

PLEASE TELL US ABOUT YOURSELF

Full Name Ruben Espino Cell Phone (414) 249-8589 _____

Date of Birth 09/02/1994 Social Security 609-76-9779

Email Address : kingcat.ruben@gmail.com _____(optional) Other Phone ( ) _____

PLEASE GIVE RESIDENTIAL HISTORY

Current Address: 3333 5th Apt# 81 City South Milwaukee State WI Zip 53172

Owner/Agent: _____Phone ( ) _____

PLEASE GIVE CURRENT BUSINESS HISTORY

Current Business Address: Here Apt#_____ City_____ State_____ Zip _____

Month/Year Moved In_____ Rent $ _____

Reasons for Leaving_____

Owner/Agent _____Phone ( ) _____

PLEASE PROVIDE YOUR EMPLOYMENT INFORMATION

You're Status: Full Time _____Part Time _____Student _____Unemployed _____

Employer_____

Dates employed_____ Employed as_____

Supervisor Name_____ Phone ( ) _____

Salary $_____per_____.

PLEASE LIST YOUR BANKING REFERENCES

Name_____ Type of Account_____

Name_____ Type of Account_____

PLEASE DESCRIBE YOUR CREDIT HISTORY

Have you declared bankruptcy in the past seven (7) years?	Yes_____	No V
Have you ever been evicted from a rental residence?	Yes_____	No V
Have you had two or more late rental payments in the past year?	Yes_____	No V
Have you ever willfully or intentionally refused to pay rent when due?	Yes_____	No V

EMERGENCY CONTACT

Name Muyra Perez Address 3333 5th St

Phone 414 243 4238 Relationship fiancee

DRIVER'S LICENSE

Your Driver's License Number E215-7209-4322-07 State WI

VEHICLE INFORMATION

Make / Model Cadillac CTS Year 2011 License Plate State ANBU

PLEASE LIST Personal Reference(s):

_____ _____

_____ _____

Name Phone #

I agree to permit an investigation of my credit, tenant history, banking and employment for the purposes of renting the Storefront unit with this owner/manager.

Name (please print) Ruben Espino

Please sign: X Ruben Espino 08/21/2026

Name of Applicant Date