18 Move-in
24 Rent

Upland Properties

LEASE AGREEMENT

WE SUBCRIBE TO ALL FEDERAL, STATE & LOCAL FAIR HOUSING LAWS

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

TENANTS: Mcltaas Walton

and no others.

LANDLORD: ——

AGENT (Collection of Rent): Upland Properties LLC
Website: uplandpropertiesllc.net

Address: PO BOX 187 Sparta WI 54656 **Phone #:** 608) 571-4260
Email: uplandpropertiesllc@protonmail.com

PREMISES

The undersigned hereby agrees to rent apartment 1130 (unit number) located at (street address, city, state, zip) Vine St. La Crosse, WI 54601 Lease Term: 1 year First Day of Term: 9-18-26 Last Day of Term: 8-31-27

This lease will automatically renew on a monthly basis unless Management receives written notice of intent to terminate at least 30 days prior to the end of this lease.

RENT

Rent Amount	$ 950.00	
Pet Fee	$ –	
One-Time Pet Fee	$ –	
Parking Fee	$ –	
Other Fee	$ –	(explanation)
Other Fee	$ –	(explanation)

TOTAL DUE $ 950.00 per MO due on or before the 1st day of each MO. ALL TENANTS, IF MORE THAN ONE, SHALL BE **JOINTLY AND SEVERALLY** LIABLE FOR THE FULL AMOUNT OF ALL PAYMENTS DUE UNDER THIS AGREEMENT.

Rent Payments shall be made payable to **UPLAND PROPERTIES** and dropped off at any branch of **CITIZENS FIRST BANK**. Payments may also be made online through our website: www.uplandpropertiesllc.net . Please provide an email address to Upland Properties to setup an online portal account.

RENT INCREASES

Rent shall have an automatic annual increase of 4%. Rent increases for the next 3 years shall be as follows:

First Increase:	**Rent** $988.00	**Total Due** $988.00	**Beginning** 9-1-27
Second Increase:	**Rent** $1,027.00	**Total Due** $1,027.00	**Beginning** 9-1-28
Third Increase:	**Rent** $1,068.00	**Total Due** $1,068.00	**Beginning** 9-1-29

UTILITIES

Tenant must pay all utility charges that are separately metered or subject to cost allocation, as follows:

Utility Charges	Electric	Heat	Water Bill	Unit Gas	Trash	Lawncare	Snow Removal
Included in Rent		X	X	X	Totes	X	X
Paid by Tenant	X				Large Items		
Cost Allocation *							

SECURITY DEPOSIT

Upon execution of this Agreement, Tenant(s) agree(s) to pay a security deposit in the amount of $ 950.00 to be held by Upland Properties DHR, LLC. The deposit, less any amounts legally withheld, will be returned in person or mailed to Tenant's last known address within 21 days after the Tenant vacates the Premises. Tenant is responsible for giving Landlord his/her new address. Surrender of the Premises shall occur on the last day of the term provided in this Lease Agreement, subject to the exceptions described in Wis. Admin. Code § ATCP 134.06. Upon surrender, Tenant shal vacate the Premises and return, or account for, any of Landlord's property held by Tenant, such as keys, garage door openeers, etc.

PETS

(NO) YES #NO Dog(s), #NO Cat(s) are permitted on the premises. If pets are not permitted and found to be on the premises tenant will automatically forfeit full security deposit. If pet is permitted on the premises tenant will be responsible for having all floors professionally cleaned prior to vacating the premises and must show proof with receipt. Tenant is responsible for any damage done to the property by the pet. Tenant must pay an additional $25/mo per pet fee and a $250 non refundable pet deposit.

ESA/ SERVICE ANIMALS

Tenant will NOT bring Any Service or ESA to the premises without prior notice and approval, Any Service or ESA requires agreeing to and signing a ESA/ Service Animal Addendum.

LATE FEES

Rent received after the 5th of the month is subject to $50 late fee. Payment date will be determined by postmark date for any mailed payments. All Rent Payment concerns including Late Payments, Payment Plans and Evictions will be addressed by Upland Properties' payment department at (608) 387-0180.

SPECIAL CONDITIONS

Special Conditions:

- On-Street Parking Only
- No Parties
- Sept. '26 rent shall be prorated $380.00 due on 9-24-26
- Tenant has permission to move-in belongings before 9-18-26

LANLORD'S RIGHT TO ENTER

Landlord may enter the Premises occupied by the Tenant, at reasonable times with 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 upon consent of the Tenant, 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.

ABANDONMENT

If Tenant unjustifiably removes from the Premises before the last day of the rental term, Tenant shall be liable for all rent due under this Agreement through the last day of the term, plus damages incurred by the Landlord, and less any net rent received by Landlord in renting the Premises. If tenant is absent from the Premises for three consecutive weeks without written notice of such absence to Landlord, Landlord may, in the Landlord's sole discretion, deem that the Tenant has removed from the Premises and proceed to rerent the Premises. If Tenant leaves personal property behind, Landlord shall have the right to dispose of the property. As provided by law or per any written property agreement.

TENANT RULES & OBLIGATIONS

During the lease term, as a condition of Tenant's continuing right to use and occupy Premises, Tenant agrees and promises, unless Landlord otherwise provides in writing, as follows:

1. To use the Premises for residential purposes only by Tenant(s) named in this lease.
2. To not make or permit use of the Premises for any unlawful purpose or any purpose that will injure the reputation of the Premises or the building of which they are a part.
3. To not use or keep in or about the Premises anything that would adversely affect coverage of the Premises or the building of which they are a part under an insurance policy.
4. To not make excessive noise or engage in activities which unduly disturb neighbors or other tenants in the building in which the Premises are located.
5. **To not smoke, burn incense or candles inside inside the Premises or building, and to safely dispose of butts into an appropiate non-flammable container. Tenant shall be liable for any resulting property damage or injury from improper disposal or neglegence related to smoking, burning incense or candles.**
6. **To not Grill within 10ft of the building or any flamable material, to not grill on any deck or porch. To only Grill over solid level pavement, to be liable for any resulting property damage or injury from improper operation of Grills.**
7. To not permit in or about the Premises any pets unless specifically authorized by the Landlord in writing.
8. To obey all lawful orders, rules, and regulations of all governmental authorities and if a condominium, any association with authority over the Premises.
9. To keep the Premises in clean and tenantable condition and in as good repair as on the first day of the lease term, normal wear and tear excepted.
10. To maintain a reasonable amount of heat in cold weather to prevent damages to the Premises, and if damage results from Tenant's failure to maintain a reasonable amount of heat, Tenant shall be liable for this damage.
11. Unless a Tenant has received specific written consent from Landlord, to NOT do or permit any of the following:
    a. Paint upon, attach, exhibit, or display on or about the Premises, any sign or placard.
    b. Alter or redecorate the Premises.
    c. Drive nails, tacks, and screws or apply fasteners on or into any wall, ceiling, floor, or woodwork of the Premises.
    d. Attach or affix anything to the exterior of the Premises or the building in which it is located.
12. To not permit any guests or invitees to reside in the Premises without prior written consent of the Landlord.
13. To be responsible for all acts of negligence or breaches of this agreement by Tenant and Tenant's guests and invitees, to be liable for any resulting property damage or injury.
14. To not assign this Agreement nor sublet the Premises or any part thereof without prior written consent from the Landlord. If Landlord permits an assignment or a sublease, such permission shall in no way relieve Tenant or Tenant's liability under this Agreement.
15. To vacate the Premises at the end of the term, and immediately deliver the keys, garage door openers, parking permits, etc., and the Tenant's forwarding address to the Landlord.
16. **To assume all responsibility and costs in the event they lock themselves out of the premesis (lock-out). Tenant is advised to make extra key copies and have them stored so they can be used in the event of a "lock-out". Landlord or any of their representatives WILL NOT COME TO UNLOCK THE PREMISES.**

Landlord may make additional reasonable rules governing the use and occupancy of the Premises and the building in which they are located. Tenant acknowledges the rules stated above, and acknowledges receipt of any additional rules prior to signing this Agreement. Any failure by Tenant to comply with the rules is a breach of this agreement.

CODE VIOLATIONS

The Premises and the building of which they are a part are not currently cited for uncorrected building or housing code violations unless a copy of such notices of uncorrected code violations are attached to this Agreement. The Premises do not contain any of the following conditions adversely affecting habitability unless listed under Special Conditions: No hot or cold running water, plumbing or sewage disposal facilities not in good operating order, unsafe or inadequate heating (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 that are substantially hazardous to health or safety.

SMOKE AND CARBON MONOXIDE DETECTOR NOTICE

Wisconsin law requires that the Landlord maintain any smoke detectors and carbon monoxide detectors located in any building common area. State law further requires that the Tenant must either maintain any smoke or carbon monoxide detector on the Premises, or give Landlord written notice whenever a smoke or carbon monoxide detector on the Premises is not functional. The Landlord shall provide, within five days of receipt of any such notice, any maintenance necessary to make that smoke detector or carbon monoxide detector functional. Maintenance shall include the provision of new batteries, as needed.

If checked, the following documents are incorporated in the lease:

ATTACHMENT	Check	ATTACHMENT	Check
Nonstandard Rental Provisions	X	Code Violations	
Rules and Regulations		Satellite Dish Addendum	
Guarantee/Renewal/Sublease		Smoke Detector Requirement	
Anti-Drug Rules		ESA Addendum	
Security Deposit Return Agreement		Check In/Check Out	X
Lead-Based Paint Disclosure & Pamphlet	X	Other:	

IN WITNESS WHEREOF, the parties have executed this Lease Agreement on

9-17-26

Landlord: Upland Properties LLC

Austin Mann

9-17-26

Tenants: Montana Walker

Montana Walker

9-17-26

NOTICE: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin's Department of Corrections at http://offender.doc.state.wi.us/public// or at 1-877-234-0085

Non Standard Rental Provisions

Upland Properties

Please carefully read and initial by each item. By doing so you are acknowledging you understand and agree to each item.

MW Tenant is responsible for any blinds, curtains or other window coverings. Including costs, installation, safety and do not negatively affect the exterior appearance of the building. Towels or blankets are not allowed.

MW Tenant is responsible for repairing or replacement of any window screens not in working order, at Tenant's sole discretion. Existing window screens in good working order shall not be purposefully removed from the premises. Landlord will not provide: contractor references or reimbursement of any screen costs. Tenant also agrees to accept the condition and lack of existing window screens at the premises as is.

MW Tenant will only contact the Property Manager during normal business hours of 9am-4:30pm, Monday thru Friday. Tenants may only contact the Property Manager outside these hours in the event of an emergency. If not able to contact via phone call, Please leave a voicemail, text or email.

MW Tenant is responsible to make arrangements immediately upon signing their lease to switch all utilities they are responsible for under their lease. **Prior to moving out, Tenant is required to notify all utilities the date they are moving out.** Landlord will not switch utilities in or out of your name, and Tenant is responsible for any fees or charges resulting from failure to properly switch utility services. Failure to switch or pay for utilities Tenant is responsibility may result in eviction. Tenant is responsible for any damages to the property or costs absorbed by the Landlord resulting from failure or negligence to properly put utility services into their name or take out of their name per the terms of the lease.

MW Landlord's insurance does **NOT** cover the loss of Tenant's personal belongings. Tenant is strongly encouraged, but not required to have renter's insurance.

MW Tenant shall only dispose of human waste and toilet paper down toilets. Wet wipes, "flushable wipes", tampons, condoms or any other personal hygene product is not allowed to be flushed down the toilet. Tenant will be responsible for any costs or damages resulting from the improper disposal of such products. Landlord is also not responsible for any toilet clog caused by Tenant or any of their guests or invitees. Tenant is responsible for arranging for and costs associated with unclogging the toilet. Tenant is also responsible for any damages to the property resulting from a clogged toilet.

MW Tenant assumes all responsibility and costs in the event they lock themselves out of the premesis (lock-out). Tenant is advised to make extra key copies and have them stored so they can be used in the event of a "lock-out". Landlord or any of their representatives **WILL NOT COME TO UNLOCK THE PREMISES**.

MW Tenants must keep premises clean and in tenantable condition. Any lawns are to remain free of clutter. Lawn equipment, toys and vehicles are not to be stored on lawn. Common areas (including but not limited to stairwells, hallways, basement areas, parkling lots and lawns) are to be kept free of personal belongings, clutter, garbage and kept clean. Especially in the event of an emergency where evacuation or entry by emergency services may be necessary.

MW During the heating season (or whenever central Air conditioning is in operation), tenants MUST replace furnace filters with a new one every 90 days. Failure to do so could result in damage to furnace which tenant would be responsible for. Filters are tenants responsibility to purchase.

MW Any exterior locking door to common areas, such as common building entries, hallways, basements, laundry rooms etc..., shall remain shut and locked. They are not allowed to ever be propped open. Tenant understands this may allow entry for and encourage criminal activity by non-residents. This could include: vandalism, squatting, drug use, assault, harassment etc...

MW Tenant will inform landlord of any pest issue (including but not limited to: Cockroaches, Bedbugs, Mice, Rats, Bats, Skunks, Squirells) in a timely manner. Landlord will pay treatment expenses. Tenant understands failure to notify Landlord will likely lead to a worsening pest infestation and spreading to neighbors. Tenant will cooperate with all necessary measures to correct pest problems. Tenant understands failure to maintain a clean premises can create a pest infestation. Cleanliness and eliminating food sources for pests is usually a necessary part of any pest treatment process.

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

Lead Warning Statement

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

Lessor's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____

_____

(ii) X Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) _____ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____

_____

(ii) X Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

(c) MW Lessee has received copies of all information listed above.

(d) MW Lessee has received the pamphlet *Protect Your Family from Lead in Your Home.*

Agent's Acknowledgment (initial)

(e) AM Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

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

Mathews Walton 9-17-26			
Lessor	Date	Lessor	Date
Lessee	Date	Lessee	Date
9-15-26			
Agent	Date	Agent	Date