

RESIDENTIAL LEASE RENEWAL

Date: 02 / 02 / 2024Tenant(s): Brian Bates

Your residential lease for the rental property located at 2027 N 47th Street Milwaukee, WI 53208
 Unit No. Lower ends on 1/31/2024. We would like you to remain as a tenant and are offering you
 the opportunity to continue your tenancy beyond your current lease term.

Please initial:

1. B.B. I would like to renew my residential lease for a term of n/a months starting on 2/1/2024,
 and ending on n/a. My new monthly rent will be \$1,275.00.

Additional rental provisions:

* Included Resident Amenity fee of \$25/month.

* Tenant is responsible for for quarterly water bill as follows: Total amount divided by number of occupied units.

**See additional Nonstandard Rental Provisions enclosed.

All other terms and conditions of my current residential lease will remain the same.

THE DEADLINE TO RETURN THIS FORM

IS 02/03/2024.

NOTE: *If you do not return this form by the deadline noted above it will be assumed that you intend
 to vacate the rental property at the end of your current lease term.*

ABANDONED PROPERTY: 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 property by personal service, regular mail, or certified mail to Tenant's last known address, prior to disposal.

The undersigned agree and understand that this is an amendment to their current residential lease and that all terms and conditions of the current residential lease, and any other rental documents previously provided, shall remain in full force and effect, unless modified by this agreement.

All adult tenants must sign this form.


Signature

Date: 02 / 02 / 2024Brian Bates

Print Name

Date: _____

Print Name

Date: _____

Print Name

Date: _____

Print Name

LEASE RENEWAL AGREEMENT & NONSTANDARD RENTAL PROVISIONS



Lease Renewal Agreement Parameters – All amounts owed for responsibilities identified herein are in addition to Base Rent and are not included in any rent or other amounts payable under the lease.

The terms “you / your / and resident(s)” refers to all tenants signing herein. The terms “we / us / our / Manager / Management / Agent of Owner” refers to: Safe House Property Management

1. **PERFORMANCE:** In the event you do not return this Lease Renewal Agreement by the notice deadline, it will be assumed that you intend to vacate the rental property at the end of your current lease term.
2. **PREMISES:** 2027 N 47th Street Milwaukee, WI 53208 Lower
(street) (city, village, town) (state) (zip) (unit)
3. **TERM OF LEASE:** This lease is a month to month lease starting 2/1/2024 to n/a; move out by 12PM noon, or a \$500.00 move-out penalty fee automatically be deducted from Security Deposit.
4. **SECURITY DEPOSIT:** It is agreed that Landlord / ☒ **Management** shall hold your security deposit, subject to further assignment, as authorized. 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.
5. **RENT PAYMENTS:** Rent payments shall be made as follows;
 - a) Rent of \$1,250.00 for Premises and \$25.00 for other (specify Resident Amenity Fee) is to be received no later than the 1st day of the month and is payable using your Resident Portal. If rent is received after the 5th the Tenant(s) shall pay a late fee of \$75.00 + \$10/day.
 - b) Resident Amenity Fee of \$25.00 per month shall be paid to Management.
6. **LATE FEE:** The late fee will be charged as set forth herein upon all late rental payments. Tenant(s) acknowledge that we may elect not to accept any payment from you if that payment does not include the full amount due at that time. We may, at our option, require at any time that you pay all rent and other sums in certified funds.
7. **POST FEE:** Tenant shall pay a fee of \$50.00 for any demand notice or any non-compliance notice served upon the Premises. This posting fee shall not be considered a late fee, rather this posting fee is acknowledged to offset expenses incurred by Management, for the preparation and delivery of such notice.
8. **RETURNED CHECK/STOP PAYMENT FEE:** If any payment by Tenant is returned unpaid due to insufficient funds or for any other reason, Tenant will be charged a fee of \$95.00 per occurrence. If Management incurs any other costs or fees as a result of Tenant’s payment being returned due to insufficient funds or for any other reason, Tenant will also be charged the actual costs incurred by Management as a result. These fees and costs may be deducted from Tenant’s security deposit.

Tenant agrees to each provision herein.

TENANT INITIALS: B.B

9. **RENTERS INSURANCE:** Tenant is required to hold Renter's Insurance throughout term of tenancy and agrees to indemnify and hold Landlord harmless from any and all claims resulting from Tenant's use and occupancy of the entire premises throughout the term of the lease.
10. **UTILITIES:** Tenant(s) shall be responsible for all utilities not included by Landlord as set forth in the rental agreement. You must contact all utility providers and maintain services throughout your tenancy. Failure to maintain utilities throughout tenancy will result in a charge of \$95.00 per bill that the Landlord attempts to transfer.
11. **CONDITION OF PREMISES:** Tenant has accepted premises in "AS IS" condition, unless otherwise stated in writing, and maintain property in the same like kind condition as when granted occupancy. Tenant is aware that no physical alterations shall/may be made to property without prior written authorization and approval of Landlord. Tenant shall provide in writing **within seven (7) days**, any issues of said unit/property to Landlord upon occupancy.
12. **SMOKE AND CO DETECTORS:** Landlord has furnished smoke and carbon monoxide (CO) detectors, and we will test them and provide working batteries when you first take possession. After that, you must test as required and pay for and replace batteries as needed. We may replace dead or missing batteries at your expense, without prior notice to you. You must immediately report detector malfunctions to Management. Neither you nor others may disconnect detectors. You will be liable to others and us for any loss or damage from fire, smoke, or water if that condition arises from your disconnection, failing to replace batteries, or from neglecting to reporting malfunctions.
13. **MAINTENANCE:** You are responsible, at your own expense for:
- Maintaining the Premises in good repair and sanitary manner including all equipment, appliances, smoke and CO detectors, plumbing, heating and air conditioning, and will surrender the same, at termination, in as good condition as received, normal wear and tear excepted;
 - All inside and outside pest and/or insect control after the second week of occupancy;
 - Clearing drain and sewer blockage(s) not caused by broken lines, or tree roots;
 - Clearing all blockages of garbage disposal and repairs,
 - Replacing any and all interior or exterior glass that becomes broken or cracked for any reason and any window or door screens that become torn or ripped for any reason;
 - Replacing any and all lightbulbs;
 - Changing any and all furnace filters at least quarterly;
 - Re-lighting of furnaces, hot water heaters and gas fireplaces.

With written notice we may immediately terminate this Lease, if in our sole and absolute discretion, any repair or damage necessitated by any event would be either impractical or dangerous if you continued to occupy the Premises.

14. **DAMAGE, WASTE OR NEGLECT:** Tenant is responsible for any damage, waste or neglect to the Premises including, but not limited to, the building, grounds upon which the building sits, rental unit, and any common areas. The Premises should be left in the same condition that it was received less any normal wear and tear. If there is any damage, waste or neglect to the Premises, Tenant will be responsible for all costs incurred by Landlord to remedy the damage, waste or neglect or, if Landlord performs the work, Tenant will be responsible for the time Landlord spent to remedy the damage, waste or neglect at a rate of \$45.00 per hour plus the costs of any materials. These fees and costs may be deducted from Tenant's security deposit.
15. **MODIFICATIONS TO UNIT:** Tenant is not allowed to make any modifications to unit without the prior written consent of Landlord. If Tenant makes modifications to unit without the prior written consent of Landlord, then Tenant will be charged the actual costs to return the unit to its original condition. These costs may be deducted from Tenant's security deposit.

Tenant agrees to each provision herein.

TENANT INITIALS: B.B.

- 16. KEYS & LOCKS:** Tenant(s) shall be liable for the entire cost all of key/lock replacements and shall not change the locks or add a deadbolt lock without written consent.
- a. Tenant(s) shall be liable for actual cost, but not less than \$150.00, to gain access into apartment and/or building due to misplaced, lost or stolen keys, if being allowed access by Landlord/ Management.
 - b. Re-Key apartment for failure to return all keys: Actual Cost plus \$50.00 Service Charge
 - c. Repair Locks/Dead Bolt: Actual Cost
 - d. Allow access to apartment due to misplaced keys: \$150.00
- 17. LAWFUL USE:** Tenant shall not permit the premises to be used for any unlawful purpose or any purpose that will, in the sole judgment and discretion of the Landlord, injure the reputation of the premises or the building of which the premises is part of. This will constitute breach of contract.
- 18. SMOKING:** No smoking or use of vaping devices will be permitted in, on, or around premises without prior written consent of Landlord. Should any evidence of smoking be detected at any time, including evidence of cigarette butts, Tenant shall be charged an inspection fee of \$50.00 plus any relevant violation fees, painting, and cleaning costs to mitigate any smoke smell or damage, as determined by Management. These fees and costs may be deducted from Tenant's security deposit.
- 19. GARBAGE/TRASH REMOVAL:** If Tenant leaves garbage or trash in hallway, outside of door of unit, or in any other common area of building or grounds which is not designated for the deposit of garbage or trash, Tenant will be charged a fee of \$50.00 plus the actual costs incurred by Landlord to remove the garbage or trash. These fees and costs may be deducted from Tenant's security deposit.
- 20. FAILURE TO PROPERLY DISPOSE OF RECYCLABLES:** It is the Tenant's responsibility to separate all recyclable materials and deposit them in appropriate containers as required by law or local ordinance. If Tenant fails to separate recyclable materials and deposit them in the appropriate containers, Tenant will be charged a fee of \$50.00 for each occurrence plus the actual costs incurred by Landlord to properly dispose of the recyclables. These fees and costs may be deducted from Tenant's security deposit.
- 21. LAWN CARE:** Tenant(s) shall share responsibility _____ for cutting all grass on the property including the front, back, and side lawns. Tenant shall not allow the grass to grow longer than 6 inches. If Tenant allows the grass to grow longer than 6 inches, Tenant(s) will be charged a fee of \$75.00 plus the actual costs incurred by Landlord to complete for each incident and/or occurrence. If Landlord receives a fine or fee from the local municipality as a result of Tenant's failure to cut the grass in violation of any law or municipal ordinance, then Tenant will also be responsible for repayment of any and all fines or fees. These fees and costs may be deducted from Tenant's security deposit.
- 22. SNOW REMOVAL:** Tenant(s) shall share responsibility _____ for all snow and ice removal from the municipal sidewalk to the front door and for all sidewalks along the side and back of the property as well as the garage pad. All snow and ice removal shall be completed as soon as possible but in no instance later than **12 hours after snowfall**. For both personal safety and preservation of the concrete, it is recommended that Tenant use sodium chloride for all ice control needs. If snow and ice removal is not completed within **12 hours after snowfall**, Tenant(s) will be charged a fee of \$75.00 plus the actual costs incurred by Landlord to complete for each incident and/or occurrence. If Landlord receives a fine or fee from the local municipality as a result of Tenant's failure to remove snow and ice in violation of any law or municipal ordinance, then Tenant(s) will also be responsible for repayment of any and all fines or fees. These fees and costs may be deducted from Tenant's security deposit.
- 23. PARKING:** Tenant may park his/her vehicle in the designated area or space as set forth in the rental agreement. If Tenant parks his/her vehicle anywhere other than the designated area or space Tenant will be charged a fee of \$25.00 for each day that the vehicle is parked in a non-designated space. Inoperable

Tenant agrees to each provision herein.

TENANT INITIALS: B.B

vehicles and vehicles in the process of being repaired may not be kept on the Premises and the above-mentioned fee will also be charged to Tenant for each day that this rule is not followed. Tenant agrees that any abandoned, unlicensed, derelict, inoperable and / or wrongfully parked vehicles on the Premises may be towed from the Premises by us, or hired towing company, at your expense. You further agree not to store and / or park any vehicle, trailer, camper, boat, or any other similar recreational item or vehicle on the Premises without our written consent. You agree not to store and / or park any commercial or public vehicle on the Premises under any conditions. You agree not to make any repairs of the aforementioned motor vehicle and / or recreational items on the Premises without our written consent. We may regulate the time, manner, and place of parking cars, trucks, motorcycles, bicycles, boats, trailers, and recreational vehicles. Illegally parked vehicles may be towed without notice. A vehicle is prohibited from the Premises if it: (1) has flat tires or other conditions rendering it inoperable; (2) has an expired license or inspection sticker; (3) takes up more than one parking space; (4) belongs to a resident or occupant who has surrendered or abandoned the Premises; (5) blocks another vehicle from exiting; (6) is parked in a fire lane or designated "no parking" area; or (7) is parked in a space marked for other resident(s) or unit(s). You will pay for the cost of removal of oil, drips, or stains in any assigned driveway, parking area or garage. Tenant must ensure that all visitors follow the rules or risk being charged the above-mentioned fees. These fees may be deducted from Tenant's security deposit.

- 24. PETS:** No pets of any kind are allowed (even temporarily) anywhere on the Premises, unless we've so authorized in writing. If we discover a pet on the property, Tenant shall pay Management a \$250.00 inspection fee plus \$25.00 per day fee until the pet is removed.
- 25. 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 Management, which will not be unreasonably withheld. In the event an unauthorized guest remains in occupancy beyond two weeks, Tenant shall pay Management a \$250.00 inspection fee plus \$25.00 per day fee until the unauthorized guest has vacated or is approved by Management for tenancy.
- 26. FAILURE TO PERMIT ACCESS TO UNIT:** If Tenant fails to permit access to unit after Management has properly complied with all notice provisions set forth in Wis. Stat. ch. 704 and Wis. Admin. Code § ATCP 134, Tenant will be charged a fee of \$50.00 for each occurrence. Tenant will also be charged for any damages and/or costs incurred by Landlord as a result of Tenant's failure to allow access to unit. These fees and costs may be deducted from Tenant's security deposit.
- 27. NOTICE TO RENEW:** No later than sixty (60) days prior to end of lease term, Tenant shall have first right of negotiation for lease renewal. Tenant is required to give Management sixty (60) days written notice, prior to end of lease to notify Management of their intentions to renew lease. If Tenant does want to renew lease, Landlord will have the right to renew, or not to renew lease, at their discretion, and/or on terms acceptable to Landlord. If Tenant does not renew lease, Landlord shall have the ability to market said property until end of lease term, and Tenant shall allow all showings from Realtor/Agent upon advanced, reasonable notice, **no less than 12 hours** during the sixty (60) day period.
- 28. MODIFICATION/RENEWAL OF LEASE:** In the event Tenant requests modifications to lease, Management shall charge a \$100.00 administrative fee to accommodate. These fees and costs may be deducted from Tenant's security deposit.
- 29. RE-RENTAL COSTS:** If Tenant vacates the unit without proper notice or is removed from the property for failure to pay rent or any other breach of rental agreement, Tenant will be responsible for all charges permitted under Wis. Stat. § 704.29 including, but not limited to, all costs incurred to re-rent the vacated unit and all utilities for which Tenant is responsible through the end of the term of the rental agreement, subject to Landlord's duty to mitigate. Should Tenant request re-rent with early move-out, Tenant shall remain financially responsible up to Start Date of new lease or existing lease expiration, whichever is earlier. There shall be a re-rental processing fee of \$500.00 payable to Management to facilitate a successful re-rent. These charges may be deducted from Tenant's security deposit.

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- 30. FAILURE TO VACATE AT END OF LEASE OR AFTER NOTICE:** If Tenant remains in possession of the premises without the consent of Landlord after expiration of lease or termination of tenancy by notice given by either Landlord or Tenant, or after termination by valid agreement of the parties, Tenant shall be liable for any damages suffered by Landlord because of Tenant's failure to vacate within the time required. In absence of proof of greater damages, Landlord shall recover as minimum damages twice the rental value apportioned on a daily basis for the time Tenant remains in possession. Should Tenant's hold over result in the loss of any portion of rent by Landlord, Tenant shall be responsible for any lost rent. These charges may be deducted from Tenant's security deposit.
- 31. SURRENDER / ABANDONMENT:** Tenant(s) agree that if you abandon or vacate the Premises and leave behind personal property of yours, occupants, guests, invitees, or any other person claiming them, we will have the right to remove and dispose of said personal property as we will see fit, at your sole risk and cost and without recourse by you or any person claiming under or through you against us. If you do not occupy the Premises for more than fifteen consecutive days without written notice to us, we may presume that it is your intent to abandon the Premises and any personal property within the Premises. You covenant to occupy the Premises and you will be in default if you do not occupy the Premises on a regular, continuing, and consistent basis. If you have not removed any and all personal property from the Premises at the time you have surrendered or abandon the Premises, it will be presumed that your intent is to abandon such personal property. You acknowledge that we are in the business of renting the Premises and the removal of the property is necessary to our livelihood as such, you will indemnify us against any claim or cost for any damages or expense with regard to the removal, disposal and / or storage of the property, including allowable attorneys' fees and costs regardless of who makes a claim against us in connection with our removal of any property. You will have abandoned or surrendered the Premises if you turn in any keys regardless of whether rent is paid or not. You will have abandoned or surrendered the Premises if any of the following events occur and if your personal belongings have been substantially removed, and you do not appear to be living in the Premises in our reasonable judgment: (1) Your move-out or notice-to-vacate date has passed; (2) You are in default for non-payment of rent for 5 consecutive days; (3) Water, gas, electric, or any other utility for the Premises connected in your name has been terminated or disconnected; (4) We are in the process of judicially evicting you for any reason and you fail to respond for 2 consecutive days to any notice posted on the Premises stating that we consider you to have abandoned the Premises. You also abandon or surrender the Premises 10 days after the death of a sole resident. If you abandon the Premises or vacate the Premises upon the expiration or termination of this Lease while leaving personal property within the Premises, you specifically and irrevocably waive all title and interest you have to such property and grant to us full authority to immediately dispose of same without notice, court order, or accountability. Tenant will be charged the actual costs incurred by Landlord/Management to remove and/or dispose of Tenant's personal property. These fees and costs may be deducted from Tenant's security deposit.
- 32. SURRENDERING PREMISES:** Tenant(s) is/are responsible for cleaning the unit prior to surrendering. Tenant is also responsible for cleaning all appliances owned by Landlord that are within the unit prior to surrendering. The unit and the appliances should be as clean upon surrendering as they were when Tenant moved into unit, reasonable wear and tear excepted. If Tenant fails to clean unit and/or appliances prior to surrendering, except in circumstances when cleaning would be construed as reasonable/normal wear and tear, Tenant will be assessed a fee of \$45.00 per hour and \$50.00 per appliance, unless the actual cost is higher, then the Tenant will be charged the higher cost to clean the unit and appliances. Such rental charges and actual costs may be deducted from Tenant's security deposit. Any late charge or NSF fee owed at the time Tenant vacates will be deducted from the security deposit.
- 33. RETURN OF KEYS/GARAGE DOOR OPENER:** If Tenant fails to return all keys including, but not limited to, mailbox, laundry, and storage keys, as well as garage door openers upon vacating, Tenant will be charged a fee of \$50/item. These fees may be deducted from Tenant's security deposit.
- 34. FORWARDING NOTICE:** Tenant shall, in writing, and **within five (5) days** of surrendering said premises, provide Management with an address to which the refundable portion of the security deposit may be returned to Tenant. Management shall, within **twenty-one (21) days** after Tenant surrenders said premises, return the refundable portion of said security deposit to Tenant at the written address provided for such refund or to Tenant's last known address, providing written statement accounting for any amounts withheld.

Tenant agrees to each provision herein.

TENANT INITIALS: B.B.

35. RENTAL PROMOTION/CONCESSION: If Tenant vacates the rental unit prior to the end of the rental term, is evicted prior to the end of the rental term, or if Tenant's tenancy is terminated for any reason prior to the end of the rental term, Tenant will forfeit any rent promotion/concession received. Any forfeited rent promotion/concession will be treated as unpaid rent and will immediately become due and payable by Tenant. Any forfeited rent promotion/concession may be deducted from Tenant's security deposit.

36. OTHER CHARGES: Tenant will be liable for the following charges, including but not limited to: unpaid rent, unpaid utilities and utility disconnect fees; un-reimbursed service charges; damages or repairs (beyond normal and reasonable wear); repair coordination fees; replacement cost of premises property that Tenant received, or was in, or attached to the Premises and is missing or damaged; replacing dead or missing smoke-detector batteries; utilities for repairs or cleaning; trips to let in management representatives for any reason; unreturned keys; missing or burned out light bulbs; stickers, scratches, burns, stain or holes; removing unauthorized security devices; packing or removing property; removing illegally parked vehicles; HOA fees or fines; late payment and returned check charges; any valid eviction proceeding against Tenant, plus allowable attorney's fees, court costs, sheriff's fees, and filing fees; a fee for the preparation and delivery of any lease violation notices; and all other sums due. If you vacate owing monies and we initiate collections, either through using a 3rd party collection firm, or in-house, you will pay an additional 30 % in collection costs on all amounts owed and all legal and related fees of collection, with or without suit, including legal fees and court costs.

37. PAYMENT OF SUMS DUE: All sums other than rent (which is due on the first) are due upon our demand. After the due date, we do not have to accept any payments which are less than the full amount due, for rent or any other payment, except as required by law.

38. ADDITIONAL PROVISIONS:

a)

b)

c)

Tenant agrees to each provision herein.

TENANT INITIALS: B.B.

- 39. INTERPRETING THIS LEASE CONTRACT/ NON-WAIVER:** No action or omission of us or our representative(s) will be considered a waiver of any subsequent violation, default or time of performance. Our not enforcing or belatedly enforcing written notice requirements, rental due dates acceleration, liens, or other rights, isn't a waiver under any circumstance. Exercising one remedy won't constitute an election or waiver of other remedies. All remedies are cumulative. This Lease Contract is subordinate to existing and future recorded mortgages. No waiver of any term, provision or condition of this Agreement, in any one or more instances, will be deemed to be or will be construed as a further or continuing waiver of any such term, provision or condition or as a waiver of any other term, provision, condition or right under this Agreement. Our acceptance of any sums of money from you following an event of default will be taken to be a payment on account by you and will not constitute a waiver by us of any rights, nor will any such payment cure your default if such payment is less than the full amount due and outstanding, nor will any such payment from you reinstate this Agreement if previously terminated by us.
- 40. INDEMNIFICATION:** Tenant(s) agree to hold us harmless and to indemnify us against any losses, damages or claims including attorneys' fees and costs made by you for all risk assumed by you under this section. Because you are not covered by our insurance and because of the risk assumed by you under this section, we require you to secure adequate renter's property and liability insurance to insure and protect you against risk of losses. To the greatest extent permitted by law, you agree to hold us harmless and to indemnify us against and from any lawsuit, loss, cost, expense, damage or claim including attorneys' fees and costs resulting from any injury, whether to property or to person, whether to you, your family, occupants, guests, invitees, or any person entering the Premises or the community of which the Premises is a part. Unless prohibited by law, you waive any insurance subrogation rights or claims against our insurers and us.
- 41. PREVAILING LANGUAGE & SEVERABILITY:** To the extent that this Addendum conflicts with the language in the lease, this Addendum shall prevail. Furthermore, unenforceability or invalidity of one or more clauses in this Addendum shall not have an effect on any other clause in this Addendum. If it is possible, any unenforceable or invalid clause in this Addendum shall be modified to show the original intention of the parties.

Tenant acknowledges that Landlord's agent has specifically identified each nonstandard rental provision with Tenant prior to entering into a rental renewal agreement.

By signing below, each party acknowledges and agrees to the provisions herein.

TENANT(S)

(x) Brian Bates Date: 02 / 02 / 2024
Name: Brian Bates

(x) _____ Date: _____
Name:

(x) _____ Date: _____
Name:

(x) _____ Date: _____
Name:

(x) Dennis Becker Date: 02 / 02 / 2024
Landlord / Agent of Owner: Safe House Property Management

Tenant agrees to each provision herein.

TENANT INITIALS: B.B. _____

Title	Lease Renewal - 2027 N 47th Street - Lower
File name	Residential Lease Renewal - Buildium.pdf and 1 other
Document ID	6243d7a06b9972d5f556acd184dad928c87df0a2
Audit trail date format	MM / DD / YYYY
Status	● Signed

This document was requested on safehouse.managebuilding.com and signed on safehouse.managebuilding.com

Document History



02 / 02 / 2024
13:08:41 UTC

Sent for signature to Matthew Kivlin (accounts@safehousepropmgmt.com) and Brian Bates (brian.ino.bates@gmail.com) from dropboxsignproduction@buildium.com
IP: 184.58.211.44



02 / 02 / 2024
13:34:27 UTC

Viewed by Matthew Kivlin (accounts@safehousepropmgmt.com)
IP: 184.58.211.44



02 / 02 / 2024
13:37:40 UTC

Signed by Matthew Kivlin (accounts@safehousepropmgmt.com)
IP: 184.58.211.44



02 / 02 / 2024
13:40:41 UTC

Viewed by Brian Bates (brian.ino.bates@gmail.com)
IP: 65.25.200.119



02 / 02 / 2024
13:44:32 UTC

Signed by Brian Bates (brian.ino.bates@gmail.com)
IP: 65.25.200.119

02 / 02 / 2024
13:44:32 UTC

The document has been completed.

Title	Lease Renewal - 2027 N 47th Street - Lower
File name	Residential Lease Renewal - Buildium.pdf and 1 other
Document ID	6243d7a06b9972d5f556acd184dad928c87df0a2
Audit trail date format	MM / DD / YYYY
Status	● Signed

This document was requested on safehouse.managebuilding.com and signed on safehouse.managebuilding.com



NONSTANDARD RENTAL PROVISIONS – ADDENDUM

Lease Agreement Parameters – All amounts owed for responsibilities identified herein are in addition to Base Rent and are not included in any rent or other amounts payable under the lease.

1. **PERFORMANCE:** Premises will be removed off market upon collection of Security Deposit and signing of lease. Signing a lease without submitting upfront payments does not constitute performance.
*See Time of the Essence clause below.
2. **TERM OF LEASE:** This lease is a 11+ month lease starting 02/10/2023 to 01/31/2024; move out by 12PM noon, or a \$500.00 move-out penalty fee automatically be deducted from Security Deposit.
3. **SECURITY DEPOSIT:** Security Deposit of \$1,250.00 plus \$_____ (_____) is due upon lease signing made payable to Management. Property Manager acknowledges the receipt of Total Deposit in the amount of \$1,250.00 for the premises once collected. The Net Deposit shall be used to Landlord's discretion to secure payment of past due rent, to repair damages caused by Tenant and to pay such other costs as necessary upon termination of Lease by the Tenant.
4. **RENT PAYMENTS:** Rent payments shall be made as follows;
 - a) Prorated Rent of \$848.21 and First Month's Rent of \$1,250.00 shall be due on or prior to Time of the Essence Date below. Upfront Rent to be made payable as follows: Certified Funds Required
Electronic ACH Payment can be made using your online Resident Portal starting April:
<https://safehouse.managebuilding.com/Resident/portal/login>
 - b) Tenant shall connect directly with Property Manager to confirm and coordinate future payment methods.
Contact Information: dennis@safehousepropmgmt.com
 - c) Residential Renters, LLC shall be compensated \$1,250.00 for tenant placement services and this amount shall be deducted from upfront rental payments, once received.
5. **TIME OF THE ESSENCE:** Lease needs to be signed and completed in its entirety including **Security Deposit, Prorated Rent (if applicable), and March 2023 Rent** submitted by 02/10/2023 or contract becomes null and void and any upfront payments become Non-Refundable. If Landlord fails to submit documentation per due date, then Tenant shall have all monies submitted and returned to them.
6. **LATE FEE:** A late fee of \$75.00 + \$10/day will be charged as set forth in the rental agreement upon all late rental payments. These fees may be deducted from Tenant's security deposit.
7. **RETURNED CHECK/STOP PAYMENT FEE:** If any payment by Tenant is returned unpaid due to insufficient funds or for any other reason, Tenant will be charged a fee of \$95.00 per occurrence. If Landlord incurs any other costs or fees as a result of Tenant's payment being returned due to insufficient funds or for any other reason, Tenant will also be charged the actual costs incurred by Landlord as a result. These fees and costs may be deducted from Tenant's security deposit.
8. **RENTERS INSURANCE:** Tenant is required to hold Renter's Insurance upon date of occupancy and agrees to indemnify and hold Landlord harmless from any and all claims resulting from Tenant's use and occupancy of the entire premises throughout the term of the lease.
9. **CONDITION OF PREMISES:** Tenant accepts premises in "AS IS" condition, unless otherwise stated in writing, and maintain property in the same like kind condition as when granted occupancy. Tenant is aware that no physical alterations shall/may be made to property without prior written authorization and approval of Landlord. Tenant shall provide in writing **within seven (7) days**, any issues of said unit/property to Landlord upon occupancy.
 - a) No smoking allowed by Tenant(s) or guests in premises. Tenant shall not use adhesives, tapes or molly bolts on walls, doors, or cabinets. Reasonable use of nails is permitted on walls only. Tenant is responsible for light bulb changing inside the property.
 - b) Tenant shall not paint any rooms without prior written request subject to Landlord approval. All painting shall be at sole cost to Tenant using professional painters. Colors to be approved by Landlord.

Tenant agrees to each provision herein.

TENANT INITIALS: DS
B B

NONSTANDARD RENTAL PROVISIONS – ADDENDUM

- 10. DAMAGE, WASTE OR NEGLECT:** Tenant is responsible for any damage, waste or neglect to the Premises including, but not limited to, the building, grounds upon which the building sits, rental unit, and any common areas. The Premises should be left in the same condition that it was received less any normal wear and tear. If there is any damage, waste or neglect to the Premises, Tenant will be responsible for all costs incurred by Landlord to remedy the damage, waste or neglect or, if Landlord performs the work, Tenant will be responsible for the time Landlord spent to remedy the damage, waste or neglect at a rate of **\$45.00** per hour plus the costs of any materials. These fees and costs may be deducted from Tenant's security deposit.
- 11. MODIFICATIONS TO UNIT:** Tenant is not allowed to make any modifications to unit without the prior written consent of Landlord. If Tenant makes modifications to unit without the prior written consent of Landlord, then Tenant will be charged the actual costs to return the unit to its original condition. These costs may be deducted from Tenant's security deposit.
- 12. KEYS & LOCKS:** Tenant(s) shall be liable for the entire cost all of key/lock replacements and shall not change the locks or add a deadbolt lock without written consent.
- a. Tenant(s) shall be liable for actual cost, but not less than **\$150.00**, to gain access into apartment and/or building due to misplaced, lost or stolen keys, if being allowed access by Landlord/Management.
 - b. Re-Key apartment for failure to return all keys: Actual Cost plus **\$50.00** Service Charge
 - c. Repair Locks/Dead Bolt: Actual Cost
 - d. Allow access to apartment due to misplaced keys: **\$150.00**
- 13. LAWFUL USE:** Tenant shall not permit the premises to be used for any unlawful purpose or any purpose that will, in the sole judgment and discretion of the Landlord, injure the reputation of the premises or the building of which the premises is part of. This will constitute breach of contract.
- 14. GARBAGE/TRASH REMOVAL:** If Tenant leaves garbage or trash in hallway, outside of door of unit, or in any other common area of building or grounds which is not designated for the deposit of garbage or trash, Tenant will be charged a fee of **\$50.00** plus the actual costs incurred by Landlord to remove the garbage or trash. These fees and costs may be deducted from Tenant's security deposit.
- 15. FAILURE TO PROPERLY DISPOSE OF RECYCLABLES:** It is the Tenant's responsibility to separate all recyclable materials and deposit them in appropriate containers as required by law or local ordinance. If Tenant fails to separate recyclable materials and deposit them in the appropriate containers, Tenant will be charged a fee of **\$50.00** for each occurrence plus the actual costs incurred by Landlord to properly dispose of the recyclables. These fees and costs may be deducted from Tenant's security deposit.
- 16. LAWN CARE:** Tenant(s) shall share responsibility for cutting all grass on the property including the front, back, and side lawns. Tenant shall not allow the grass to grow longer than 6 inches. If Tenant allows the grass to grow longer than 6 inches, Tenant(s) will be charged a fee of **\$75.00** plus the actual costs incurred by Landlord to complete for each incident and/or occurrence. If Landlord receives a fine or fee from the local municipality as a result of Tenant's failure to cut the grass in violation of any law or municipal ordinance, then Tenant will also be responsible for repayment of any and all fines or fees. These fees and costs may be deducted from Tenant's security deposit.
- 17. SNOW REMOVAL:** Tenant(s) shall share responsibility for all snow and ice removal from the municipal sidewalk to the front door and for all sidewalks along the side and back of the property as well as the garage pad. All snow and ice removal shall be completed as soon as possible but in no instance later than **12 hours after snowfall**. For both personal safety and preservation of the concrete, it is recommended that Tenant use sodium chloride for all ice control needs. If snow and ice removal is not completed within **12 hours after snowfall**, Tenant(s) will be charged a fee of **\$75.00** plus the actual costs incurred by Landlord to complete for each incident and/or occurrence. If Landlord receives a fine or fee from the local municipality as a result of Tenant's failure to remove snow and ice in violation of any law or municipal ordinance, then Tenant(s) will also be responsible for repayment of any and all fines or fees. These fees and costs may be deducted from Tenant's security deposit.

Tenant agrees to each provision herein.

TENANT INITIALS: DS
B B _____

NONSTANDARD RENTAL PROVISIONS – ADDENDUM

- 18. PARKING:** Tenant may park his/her vehicle in the designated area or space as set forth in the rental agreement. If Tenant parks his/her vehicle anywhere other than the designated area or space Tenant will be charged a fee of \$ N/A for each day that the vehicle is parked in a non-designated space. Inoperable vehicles and vehicles in the process of being repaired may not be kept on the Premises and the above-mentioned fee will also be charged to Tenant for each day that this rule is not followed. Tenant must ensure that all visitors follow the rules or risk being charged the above-mentioned fees. These fees may be deducted from Tenant's security deposit.
- 19. FAILURE TO PERMIT ACCESS TO UNIT:** If Tenant fails to permit access to unit after Management has properly complied with all notice provisions set forth in Wis. Stat. ch. 704 and Wis. Admin. Code § ATCP 134, Tenant will be charged a fee of \$50.00 for each occurrence. Tenant will also be charged for any damages and/or costs incurred by Landlord as a result of Tenant's failure to allow access to unit. These fees and costs may be deducted from Tenant's security deposit.
- 20. NOTICE TO RENEW:** No later than sixty (60) days prior to end of lease term, Tenant shall have first right of negotiation for lease renewal. Tenant is required to give Management sixty (60) days written notice, prior to end of lease to notify Management of their intentions to renew lease. If Tenant does want to renew lease, Landlord will have the right to renew, or not to renew lease, at their discretion, and/or on terms acceptable to Landlord. If Tenant does not renew lease, Landlord shall have the ability to market said property until end of lease term, and Tenant shall allow all showings from Realtor/Agent upon advanced, reasonable notice, **no less than 12 hours** during the sixty (60) day period.
- 21. MODIFICATION OF LEASE:** In the event Tenant requests modifications to lease, Management shall charge a \$100.00 administrative fee to accommodate. These fees and costs may be deducted from Tenant's security deposit.
- 22. SURRENDERING PREMISES:** Tenant(s) is/are responsible for cleaning the unit prior to surrendering. Tenant is also responsible for cleaning all appliances owned by Landlord that are within the unit prior to surrendering. The unit and the appliances should be as clean upon surrendering as they were when Tenant moved into unit, reasonable wear and tear excepted. If Tenant fails to clean unit and/or appliances prior to surrendering, except in circumstances when cleaning would be construed as reasonable/normal wear and tear, Tenant will be assessed a fee of \$ 45.00 per hour and \$50.00 per appliance, unless the actual cost is higher, then the Tenant will be charged the higher cost to clean the unit and appliances. Such rental charges and actual costs may be deducted from Tenant's security deposit. Any late charge or NSF fee owed to Landlord at the time Tenant vacates will be deducted from the security deposit.
- 23. RETURN OF KEYS/GARAGE DOOR OPENER:** If Tenant fails to return all keys including, but not limited to, mailbox, laundry, and storage keys, as well as garage door openers upon vacating, Tenant will be charged a fee of \$ 50/item. These fees may be deducted from Tenant's security deposit.
- 24. FORWARDING NOTICE:** Tenant shall, in writing, and **within five (5) days** of surrendering said premises, provide the Landlord with an address to which the refundable portion of the security deposit may be returned to Tenant. Landlord shall, within **twenty-one (21) days** after Tenant surrenders said premises, return the refundable portion of said security deposit to Tenant at the written address provided for such refund or to Tenant's last known address, providing written statement accounting for any amounts withheld.
- 25. REMOVAL OF ABANDONED PROPERTY:** If Tenant leaves behind any personal property after vacating or if Tenant's personal property is removed by the Sheriff and/or a moving company pursuant to an eviction, Tenant will be charged the actual costs incurred by Landlord to remove and/or dispose of Tenant's personal property. These fees and costs may be deducted from Tenant's security deposit.

Tenant agrees to each provision herein.

TENANT INITIALS: DS
B B _____

NONSTANDARD RENTAL PROVISIONS – ADDENDUM

- 26. RE-RENTAL COSTS:** If Tenant vacates the unit without proper notice or is removed from the property for failure to pay rent or any other breach of rental agreement, Tenant will be responsible for all charges permitted under Wis. Stat. § 704.29 including, but not limited to, all costs incurred to re-rent the vacated unit and all utilities for which Tenant is responsible through the end of the term of the rental agreement, subject to Landlord's duty to mitigate. Should Tenant request re-rent with early move-out, Tenant shall remain financially responsible up to Start Date of new lease or existing lease expiration, whichever is earlier. There shall be a re-rental processing fee of **\$500.00** payable to Management to facilitate a successful re-rent. These charges may be deducted from Tenant's security deposit.
- 27. FAILURE TO VACATE AT END OF LEASE OR AFTER NOTICE:** If Tenant remains in possession of the premises without the consent of Landlord after expiration of lease or termination of tenancy by notice given by either Landlord or Tenant, or after termination by valid agreement of the parties, Tenant shall be liable for any damages suffered by Landlord because of Tenant's failure to vacate within the time required. In absence of proof of greater damages, Landlord shall recover as minimum damages twice the rental value apportioned on a daily basis for the time Tenant remains in possession. Should Tenant's hold over result in the loss of any portion of rent by Landlord, Tenant shall be responsible for any lost rent. These charges may be deducted from Tenant's security deposit.
- 28. RENTAL PROMOTION/CONCESSION:** If Tenant vacates the rental unit prior to the end of the rental term, is evicted prior to the end of the rental term, or if Tenant's tenancy is terminated for any reason prior to the end of the rental term, Tenant will forfeit any rent promotion/concession received. Any forfeited rent promotion/concession will be treated as unpaid rent and will immediately become due and payable by Tenant. Any forfeited rent promotion/concession may be deducted from Tenant's security deposit.
- 29. ADDITIONAL PROVISIONS:**
- a) Tenant(s) shall be responsible for changing furnace filter(s) every three (3) months and changing humidity settings with the seasons. No cable, satellite dish, or antenna shall be installed without prior written consent from Landlord. Tenant(s) shall abide by all Rules and Regulations of the HOA and/or Condo Association, if applicable.
 - b) Landlord/Management shall have the right to periodically inspect and take photos of said property with proper 12-hour notification to Tenant.
- 30. PREVAILING LANGUAGE & SEVERABILITY:** To the extent that this Addendum conflicts with the language in the lease, this Addendum shall prevail. Furthermore, unenforceability or invalidity of one or more clauses in this Addendum shall not have an effect on any other clause in this Addendum. If it is possible, any unenforceable or invalid clause in this Addendum shall be modified to show the original intention of the parties.

Tenant acknowledges that Landlord's agent has specifically identified each nonstandard rental provision with Tenant prior to entering into a rental agreement.

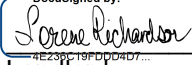
By signing below, each party acknowledges and agrees to the provisions herein.

DocuSigned by:

 4F07BF2BABB445E...

Tenant(s): Brian Bates

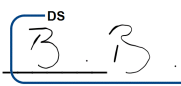
Date: 2/10/2023

DocuSigned by:

 4E23PC19FD0D4D7...

Landlord: Lorene Richardson

Date: 2/10/2023

Tenant agrees to each provision herein.

TENANT INITIALS:  _____

**RESIDENTIAL RENTAL CONTRACT**

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

1 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
2 one or more) on the following terms and conditions:3 ■ **TENANT:** Number of occupants 3 Names: Brian Bates

4

5 Children: 26 ■ **PREMISES:** Building Address: _____7 2027 N 47th Street, Milwaukee, WI 532088 Apartment/room/unit Lower

9 Other _____

10 Included furnishings: appliances: refrigerator, range, oven and: *

11 _____ **[STRIKE & COMPLETE AS APPLICABLE]**12 ■ **RENT:** Rent of \$ 1,250.00 for Premises and \$ 3.00 +13 for other (specify Resident Amenity Fee) is due on the14 1st day of each month. If payment is received or postmarked15 by the 5th day of the month when due, rent is \$ 1,253.0016 _____ for the Premises and \$ 75.00 + \$10/day for other. Charges

17 Incurred by Landlord for Tenant's returned checks are payable by Tenant.

18 Landlord shall provide a receipt for cash payments of rent. All Tenants, if more

19 than one, are jointly and severally liable for the full amount of any payments

20 due under this Contract and under Wisconsin law. Acceptance of a delinquent

21 payment does not constitute a waiver of the default or any other default under

22 this Contract.

23 ■ **SECURITY DEPOSIT:** Upon execution of this Contract, Tenant shall pay a
24 security deposit in the amount of \$ 1,250.0025 to be held by Safe House Property Management26 ■ **PETS:** Pets ~~(are)~~ (are not) permitted **[STRIKE ONE]** ("are not" if neither is stricken).

27 Insert any additional provisions relating to pets in Special Provisions or in the Rules

28 and Regulations or another Attachment to this Contract.

29 Tenant's failure to timely pay utilities bills for which Tenant is responsible is a breach of this Contract.

30 ■ **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

31 Provisions. Parties failing to perform by a "time is of the essence" deadline will be in breach of this contract immediately upon the passage of the deadline.

32 ■ **INSPECTION; SECURITY DEPOSIT.** Landlord shall provide Tenant with a check-in-sheet when Tenant commences his or her occupancy of the Premises.

33 Tenant shall be given 7 days from the date Tenant commences his or her occupancy to complete the check-in sheet and return it to Landlord. A check-in sheet

34 is not required for the rental of a plot of ground on which a manufactured home or a mobile home may be located [per Wis. Stat. § 704.08]. When Tenant

35 vacates the Premises or if evicted, Tenant's security deposit, less any amounts legally withheld, will be delivered or mailed to Tenant's last known address

36 within 21 days after the date established per Wis. Stat. § 704.28(4). After Tenant vacates the Premises, Tenant shall return, or account for, any of Landlord's

37 property held by Tenant such as keys, garage door openers, etc. If any portion of the deposit is withheld, Landlord will provide a written statement accounting

38 for all amounts legally withheld. The reasonable cost of repairing any waste, neglect or damages for which Tenant is responsible, normal wear and tear

39 excepted, may be deducted from the security deposit. No deduction may be made for any damage charged against the previous tenant's security deposit.

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

41 ■ **AGENCY NOTICE.** Tenant understands that any property manager, rental agent or employees thereof are representing Landlord.42 **SPECIAL PROVISIONS:** February 2023 prorated rent of \$848.21 payable to Management. March 2023 rent of \$1,250.00 made payable to Residential Renters, LLC. per43 listing agreement. Tenant's share responsibility for Lawn Care & Snow Removal.44 No smoking in premises.

Residential Renters Tenant Placement Fee: \$1,250.00

45 **ATTACHMENTS:** The documents checked below are attached to this Contract and incorporated herein by reference.

ATTACHMENT	Check ✓	ATTACHMENT	Check ✓
Guarantee/Renewal/Assignment/Sublease	☐	Nonstandard Rental Provisions	☒
Rules and Regulations	☐	Promises to Repair	☐
Smoke and Carbon Monoxide Detector Notice	☒	Code Violations	☐
Lead-Based Paint Disclosure & Pamphlet	☒	Real Estate Agency Disclosure	☐
Other: <u>Rental Agreement Notice</u>	☒	Other: *	☒

52 **Landlord shall provide Tenant with a copy of this Contract and any rules and regulations.**53 **NOTE: SIGNING THIS CONTRACT CREATES LEGALLY ENFORCEABLE RIGHTS AND OBLIGATIONS. LANDLORD AND TENANT SHOULD CONSULT LEGAL COUNSEL**54 **REGARDING QUESTIONS AS TO THEIR LEGAL RIGHTS UNDER THIS CONTRACT. THIS CONTRACT INCLUDES THE PROVISIONS ON PAGE 2.**55 **LANDLORD:** Lorene Richardson 2/10/2023

56 _____ (Date)

TENANTS: _____

_____ (Date)

57 _____

58 _____

59 **TENANT:** Brian Bates 2/10/2023

60 _____ (Date)

_____ (Date)

_____ (Date)

_____ (Date)

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://offender.doc.state.wi.us/public/> or by phone at 608-240-5830

Phone:

Fax:

61 ■ **PROMISES TO REPAIR.** Any promise to repair, clean, or improve the Premises (including the promised date of completion) made by Landlord before
62 execution of this Contract, is listed under Special Provisions or in a separate addendum attached to this Contract. Time being of the essence as to completion of
63 repairs does not apply to any delay due to causes beyond the Landlord's control. Landlord shall give timely written notice of any delay to Tenant.

64 ■ **CODE VIOLATIONS; ADVERSE CONDITIONS.** Landlord has no actual knowledge of any building code or housing code violation that affects the Premises
65 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 in
66 Special Provisions or an Attachment to this Agreement [per Wis. Stat. § 704.07(2)(bm)]. Any conditions adversely affecting habitability of the Premises such as
67 no hot or cold running water, plumbing or sewage disposal facilities not in good operating order, unsafe or inadequate heating facilities (incapable of maintaining
68 at least 67°F in living areas), no electricity, electrical wiring or components not in safe operating condition, or structural or other conditions substantially
69 hazardous to health or safety, are listed in Special Provisions or an Attachment to this Contract and thus were disclosed before this Contract was signed or any
70 deposit accepted.

71 ■ **USE; GUESTS.** Tenant shall use the Premises for residential purposes only. Neither party may (1) make or knowingly permit use of the Premises for any
72 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
73 keep in or about the Premises anything which would adversely affect coverage under a standard fire and extended insurance policy. Tenant may have guests
74 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
75 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
76 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
77 building or development in which they are located, by Tenant or Tenant's guests and invitees.

78 ■ **MAINTENANCE.** All requests by Tenant for non-emergency maintenance services by Landlord must be in writing and identify reasonable time periods during
79 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
80 condition as they were at the beginning of the term or as subsequently improved by Landlord, except for normal wear and tear. Tenant is responsible for minor
81 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
82 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
83 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
84 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
85 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
86 written notice if a smoke detector is not functional.

87 ■ **ENTRY BY LANDLORD.** Landlord may enter the Premises at reasonable times upon advance notice to Tenant to inspect the Premises, make repairs, show
88 the Premises to prospective tenants or purchasers, or comply with applicable laws or regulations. Landlord may enter without advance notice upon the consent
89 of Tenant, 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
90 which they are located from damage. Tenant shall not add or change locks without obtaining Landlord's written permission AND immediately providing Landlord
91 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
92 locks is made 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
93 breach of the Contract.

94 ■ **RULES.** Landlord may make reasonable rules governing the use and occupancy of the Premises and common areas. Tenant acknowledges receipt of the
95 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
96 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
97 adversely affects Tenant's use of the Premises, Tenant may at any time before it becomes effective give Landlord not less than 28 days' written notice, to
98 terminate this Contract effective as of the end of a rent-paying period, citing the amendment and its effect on Tenant's use of the Premises.

99 ■ **MITIGATION; ABANDONMENT; PERSONAL PROPERTY.** If Tenant abandons the Premises before the end of the tenancy, or if the tenancy is terminated
100 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
101 Tenant's obligations under this Contract. Tenant shall remain liable for any deficiency. If Tenant is absent from the Premises for three successive weeks without
102 notifying Landlord in writing of this absence, Landlord may deem the Premises abandoned unless rent has been paid for the full period of the absence. Unless
103 otherwise agreed to in writing, if Tenant removes from the Premises or is evicted from the Premises and leaves personal property behind, Landlord may
104 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
105 deemed appropriate by Landlord. If the personal property is prescription medication or prescription medical equipment, Landlord shall hold the property for 7
106 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
107 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
108 the abandoned property is a manufactured home, mobile home or titled vehicle (includes automobiles), Landlord must give notice, personally or by regular or
109 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.
110 Stat. § 704.05(5)(b)].

111 ■ **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
112 unreasonably withheld. This Contract may be terminated or modified by written agreement of Landlord and Tenant.

113 ■ **CONTROLLING LAW.** Landlord and Tenant understand that their rights and obligations under the Contract are subject to the federal and state lead-based
114 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
115 governmental orders, laws, rules, and regulations related to the Premises.

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

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

123 ■ **CARBON MONOXIDE DETECTOR NOTICE.** Landlord shall install functional carbon monoxide (CO) detectors in the Premises and in any common areas, as
124 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
125 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 5 days
126 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
127 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
128 CO detectors in the Premises and upon discovery that a CO detector requires maintenance, agrees to immediately either perform any maintenance necessary
129 to make that detector functional or provide Landlord written notice regarding the required maintenance.

130 ■ **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
131 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
132 that the eviction action is based on conduct related to domestic abuse, sexual assault, or stalking committed by either of the following:

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

134 (b) A person who was the tenant's invited guest, but the tenant has done either of the following:

135 1. Sought an injunction barring the person from the premises.

136 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
137 subsequently invited the person to be the tenant's guest.

138 (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
139 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
140 provider or law enforcement agency.

141 (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.

RELATED STATUTES AND RULES**43 Wis. Stat. § 704.28 Withholding from and return of security deposits.**

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

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

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

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

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

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

65 Wis. Admin. Code § ATPC 134.09 Prohibited practices.

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

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

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

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

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

75 2. A health or safety emergency exists.

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

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

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

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

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

90 (4) CONFISCATING PERSONAL PROPERTY.

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

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

99 Wis. Stat. § 704.11 Lien of landlord.

100 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
101 on the property of the tenant; the common-law right of a landlord to distrain for rent is abolished.

**RENTAL AGREEMENT NOTICE**

1 This Notice is given on 2/10/2023, by Lorene Richardson (Landlord)
 2 to Brian Bates (Tenant(s)),
 3 with respect to the Premises at 2027 N 47th Street, Milwaukee, WI 53208 **Unit:** Lower.

4 PERSONAL PROPERTY LEFT BEHIND BY TENANT

5 Unless otherwise agreed to in writing, if Tenant removes from the Premises or is evicted from the Premises and leaves personal
 6 property behind, Landlord may presume that Tenant has abandoned the personal property. Landlord will not store personal property
 7 abandoned by Tenant and may dispose of it in any manner deemed appropriate by Landlord. If the personal property is prescription
 8 medication or prescription medical equipment, Landlord shall hold the property for 7 days from the date on which Landlord discovers
 9 the property. After that time, Landlord may dispose of this property in the manner that Landlord determines is appropriate, but shall
 10 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)].
 11 If the abandoned property is a manufactured home, mobile home or titled vehicle (includes automobiles), Landlord must give notice,
 12 personally or by regular or certified mail, to Tenant and any secured party known to Landlord of Landlord's intent to dispose of the
 13 property by sale or other appropriate means [per Wis. Stat. § 704.05(5)(b)].

14 NOTICE OF DOMESTIC ABUSE PROTECTIONS

15 (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
 16 prove that the landlord knew, or should have known, the tenant is a victim of domestic abuse, sexual assault, or stalking and that the
 17 eviction action is based on conduct related to domestic abuse, sexual assault, or stalking committed by either of the following:

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

19 (b) A person who was the tenant's invited guest, but the tenant has done either of the following:

20 1. Sought an injunction barring the person from the premises.

21 2. Provided a written statement to the landlord stating that the person will no longer be an invited guest of the tenant and the
 22 tenant has not subsequently invited the person to be the tenant's guest.

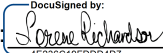
23 (2) A tenant who is a victim of domestic abuse, sexual assault, or stalking may have the right to terminate the rental agreement in
 24 certain limited situations, as provided in section 704.16 of the Wisconsin statutes. If the tenant has safety concerns, the tenant should
 25 contact a local victim service provider or law enforcement agency.

26 (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
 27 instances.

28 **SEX OFFENDER NOTICE:** You may obtain information about the Sex Offender Registry and persons registered with the Registry by
 29 contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-
 30 5830.

31 NOTICE GIVEN BY LANDLORD:

32 Copy given to Tenant Brian Bates [state name(s)]
 33 using ☐ personal delivery ☒ email ☐ fax ☐ mail [CHECK AS APPLICABLE]

34 Landlord's/Agent's Signature:  Date: 2/10/2023
DocuSigned by: Lorene Richardson 4E238C19FDD04D7

35 ■ **READING/UNDERSTANDING:** By signing and dating below, Tenant acknowledges they have received and read this Notice.

36 (x)  2/10/2023
 37 Tenant's Signature ▲ Print Name Here ► Brian Bates Date ▲

38 (x) _____ Date ▲
 39 Tenant's Signature ▲ Print Name Here ► _____

40 (x) _____ Date ▲
 41 Tenant's Signature ▲ Print Name Here ► _____

42 (x) _____ Date ▲
 43 Tenant's Signature ▲ Print Name Here ► _____

WISCONSIN REALTORS® ASSOCIATION

4801 Forest Run Road
Madison, Wisconsin 53704**ADDENDUM L TO LEASE - LEAD BASED PAINT
DISCLOSURES AND ACKNOWLEDGMENTS**

1 Addendum made part of the Lease or Rental Agreement dated 2/10/2023 for the Tenant (referred to in
 2 the singular whether one or more, also referred to as lessee), Brian Bates,
 3
 4 with respect to the Property at 2027 N 47th Street, Milwaukee, WI 53208
 5 Wisconsin, unit/apt./number Lower.

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

10 ■ **LANDLORD'S DISCLOSURES AND CERTIFICATION:**

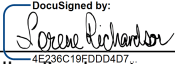
11 (1) **DISCLOSURE** (a) Landlord hereby represents that Landlord has no knowledge of any lead-based paint or lead based paint
 12 hazards (see definitions at lines 98-102)(collectively referred to as LBP) present in or on the Property except:
 13
 14
 15

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

19 (b) Landlord hereby confirms that Landlord has provided the Tenant with the following records and reports which comprise all of the
 20 reports and records available to Landlord pertaining to lead-based paint or lead-based paint hazards (LBP) in or on the Property:
 21
 22
 23

24 *(Identify the LBP records and report(s) (e.g. LBP inspections, assessments, abatements, etc. - see definitions at lines 92-93, 96-97, &*
 25 *103-108) furnished to Buyer, or indicate "none available".)*

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

28 (X)  2/10/2023
 29 (Landlord's signatures) ▲ Print Name Here ► Lorene Richardson (Date) ▲

30 ■ **AGENT'S ACKNOWLEDGMENT AND CERTIFICATION:**

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

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

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

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

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 CFR 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.)

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

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

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

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

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

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

65 CERTIFICATION AND ACKNOWLEDGMENT OF LBP DISCLOSURE.

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

68 (1) Lead Warning Statement. A lead warning statement with the following language:
 69 Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if
 70 not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-
 71 1978 housing, lessors must disclose the presence of lead-based paint and/or lead-based paint hazards in the dwelling. Lessees
 72 must also receive a federally approved pamphlet on lead poisoning prevention.

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

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

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

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

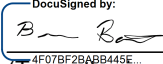
- 86 (i) The agent has informed the landlord of the landlord's obligations under Federal LBP Law; and
- 87 (ii) The agent is aware of his or her duty to ensure compliance with the requirements of this subpart.

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

90 OTHER DEFINITIONS:

91 *Available* means in the possession of or reasonably obtainable by the landlord at the time of the disclosure.92 *Abatement* means the permanent elimination of lead hazards by methods such as removing, replacing, encapsulating,
93 containing, sealing or enclosing lead-based paint with special materials, in conformance with any requirements stated in any applicable law.94 *Common area* means a portion of a building generally accessible to all residents/users including, but not limited to, hallways,
95 stairways, laundry and recreational rooms, playgrounds, community centers, and boundary fences.96 *Inspection* means: (1) a surface-by-surface investigation to determine the presence of lead-based paint, and (2) the provision
97 of a report explaining the results of the investigation.98 *Lead-based paint* means paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square
99 centimeter or 0.5 percent by weight.100 *Lead-based paint hazard* means any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated
101 soil, or lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces
102 that would result in adverse human health effects as established by the appropriate Federal agency.103 *Risk assessment* means an on-site investigation to determine and report the existence, nature, severity, and location of
104 lead-based paint hazards in residential dwellings, including: (1) information gathering regarding the age and history of
105 the housing and occupancy by children under 6; (2) visual inspection; (3) limited wipe sampling or other environmental sampling
106 techniques; (4) other activity as may be appropriate; and (5) provision of a report explaining the results of the investigation.107 *Target housing* means any housing constructed prior to 1978, except housing for the elderly or persons with disabilities
108 (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.109 ■ **RESTRICTIONS ON ACTIVITIES WHICH DISTURB LBP**110 Tenant, Tenant's guests and any other occupant are prohibited from disturbing paint and performing lead-based paint
111 activities on the Property without proper State of Wisconsin Certification.112 ■ **TENANT'S ACKNOWLEDGMENT AND CERTIFICATION:**113 **(1) ACKNOWLEDGMENT:** Tenant hereby acknowledges and certifies that Tenant has:

114 (a) received the Landlord's disclosures, reports and records concerning any known LBP in or on the Property; and

115 (b) received a lead hazard information pamphlet, such as *Lead-Based Paint: Protect Your Family*, which was approved by the EPA.116 **(2) CERTIFICATION:** The undersigned Tenants have reviewed the information above and certify, to the best of their
117 knowledge, that the information provided by them is true and accurate.118 (X) 
119 (Tenant's Signatures) ▲ Print Names Here ► Brian Bates

2/10/2023

(Date) ▲

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

SMOKE AND CARBON MONOXIDE DETECTORS

1 This Notice is given with respect to the residential lease, rental contract or tenancy with respect to the Premises at _____
2 2027 N 47th Street, Milwaukee, WI 53208 **Unit:** Lower
3 _____ (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.

4 **SMOKE DETECTORS:** The building owner (Landlord) shall install functional smoke detectors in the Premises and in
5 any common areas, as required by law. If the occupant of such Premises (Tenant), or any government inspector, gives
6 written notice to Landlord that a smoke detector is not functional, Landlord shall provide, within 5 days after receipt of
7 the notice, any maintenance necessary to make that smoke detector functional.

8 **Tenant Responsibilities:** Tenant shall maintain the smoke detectors in the Premises. Upon discovery that a smoke
9 detector in the Premises requires maintenance, Tenant agrees to immediately either provide any maintenance
10 necessary to make that smoke detector functional or provide Landlord with written notice regarding the required
11 maintenance.

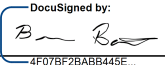
Carbon monoxide is a gas created by incomplete burning of fuels. Carbon monoxide is colorless, odorless and tasteless, but highly toxic. It can build up over time, with unrecognized symptoms such as headaches, nausea, disorientation, or irritability eventually building to unconsciousness and fatal poisoning. 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.

12 **CARBON MONOXIDE DETECTORS:** The building owner (Landlord) shall install functional carbon monoxide (CO)
13 detectors in the Premises and in any common areas, as required by law. Any CO detectors in the Premises shall be
14 maintained by Landlord if the Premises is in a building with three or more units. If the occupant of such Premises
15 (Tenant), or any government inspector, gives written notice to Landlord that a CO detector is not functional or has been
16 removed, the Landlord shall repair or replace the nonfunctional or missing CO detector within 5 days after receipt of the
17 notice.

18 **Tenant Responsibilities:** Premises in One- or Two-Family Dwelling: Tenant shall maintain the CO detectors in the
19 Premises. Upon discovery that a CO detector in the Premises requires maintenance, Tenant agrees to immediately
20 either provide any maintenance necessary to make that CO detector functional or provide Landlord with written notice
21 regarding the required maintenance.

22 **Tenant Responsibilities:** Premises in a Building with Three or More Units: Upon discovery that a CO detector in the
23 Premises is not functional or has been removed, Tenant agrees to immediately provide Landlord with written notice
24 regarding the non-functioning or missing CO detector.

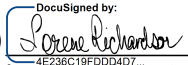
25 **READING/UNDERSTANDING:** By signing and dating below, each Tenant acknowledges they have received and
26 carefully read this Notice.

27 (X)  2/10/2023
28 Tenant's Signature ▲ Print Name Here ► Brian Bates Date ▲

29 (X) _____
30 Tenant's Signature ▲ Print Name Here ► Date ▲

31 (X) _____
32 Tenant's Signature ▲ Print Name Here ► Date ▲

33 (X) _____
34 Tenant's Signature ▲ Print Name Here ► Date ▲

35 (X)  2/10/2023
36 Landlord/Agent's Signature ▲ Print Name Here ► Lorene Richardson Date ▲



EXCERPTS FROM SMOKE AND CARBON MONOXIDE DETECTOR STATUTES

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

38 **(2) APPROVAL.** A smoke detector required under this section shall be approved by Underwriters Laboratories, Inc.

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

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

42 (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,
43 or a state, county, city, village or town officer, agent or employee charged under statute or municipal ordinance with powers or duties involving
44 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,
45 within 5 days after receipt of that notice, any maintenance necessary to make that smoke detector functional.

46 **(4) REQUIREMENT.** The owner of a residential building the initial construction of which is commenced before, on or after May 23, 1978, shall
47 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
48 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
49 kitchen.

50 **Smoke Detectors for One – and Two – Family Dwellings – Wis. Stat. § 101.645 Smoke detectors.**

51 **(2) APPROVAL AND INSTALLATION.** A smoke detector required under this section shall be approved and installed as required under s. 101.145(2) and
52 (3)(a).

53 **(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
54 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
55 any occupant who is not the owner, or any state, county, city, village or town officer, agent or employee charged under statute or municipal
56 ordinance with powers or duties involving inspection of real or personal property, gives written notice to the owner that the smoke detector is not
57 functional the owner shall provide, within 5 days after receipt of that notice, any maintenance necessary to make that smoke detector functional.

58 **Carbon Monoxide Detectors for Residential Buildings with Three or More Residential Units – Wis. Stat. § 101.149 Carbon** 59 **monoxide detectors.**

60 **(2) INSTALLATION REQUIREMENTS.** (a) Except as provided in par. (b), the owner of a residential building shall install a carbon monoxide detector in
61 all of the following places not later than the date specified under par. (c):

62 1. In the basement of the building if the basement has a fuel-burning appliance.

63 2. Within 15 feet of each sleeping area of a unit that has a fuel-burning appliance.

64 3. Within 15 feet of each sleeping area of a unit that is immediately adjacent to a unit that has a fuel-burning appliance.

65 4. In each room that has a fuel-burning appliance and that is not used as a sleeping area. A carbon monoxide detector shall be installed under this
66 subdivision not more than 75 feet from the fuel-burning appliance.

67 5. In each hallway leading from a unit that has a fuel-burning appliance, in a location that is within 75 feet from the unit, except that, if there is no
68 electrical outlet within this distance, the owner shall place the carbon monoxide detector at the closest available electrical outlet in the hallway.

69 (b) If a unit is not part of a multiunit building, the owner of the residential building need not install more than one carbon monoxide detector in the
70 unit.

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

73 (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
74 the residential building is not functional or has been removed by a person other than the occupant. The owner of the residential building shall
75 repair or replace the nonfunctional or missing carbon monoxide detector within 5 days after receipt of the notice.

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

78 **(5) EXCEPTIONS.** Subsections (2) and (3) do not apply to the owner of a residential building if the residential building does not have an attached
79 garage and any of the following applies:

80 (a) The residential building does not have any fuel-burning appliances.

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

83 (c) All of the fuel-burning appliances in the residential building have sealed combustion units that are inspected as provided in the rules
84 promulgated by the department under sub. (6) (b) or in the rules promulgated by the department of health services under s. 254.74 (1) (am).

85 **Carbon Monoxide Detectors for One – and Two – Family Dwellings – Wis. Stat. § 101.647 Carbon monoxide detectors.**

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

89 **(3) REQUIREMENTS.** (a) The owner of a dwelling shall install a functional carbon monoxide detector in the basement of the dwelling and on each
90 floor level except the attic, garage, or storage area of each dwelling unit. A carbon monoxide detector wired to the dwelling's electrical wiring
91 system shall have a backup battery power supply. Except as provided under par. (b), the occupant of the dwelling unit shall maintain any carbon
92 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
93 fuel-burning appliance.

94 (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
95 resolution to exercise powers or duties involving inspection of real or personal property, gives written notice to the owner that the carbon
96 monoxide detector is not functional, the owner shall provide, within 5 days after receipt of that notice, any maintenance necessary to make that
97 carbon monoxide detector functional.

ADDENDUM TO RESIDENTIAL RENTAL CONTRACT

This Addendum contains the terms, conditions, and rules related to Landlord's bed bug policy and is incorporated into Tenant's Residential Rental Contract. If there is any conflict between the terms and conditions of this Addendum and those contained in the Residential Rental Contract, the terms and conditions of this Addendum shall be controlling.

Landlord has inspected Tenant's rental unit and is not aware of the presence of any bed bugs in the unit.

Inspection By Tenant

1. Tenant agrees to regularly inspect his/her rental unit for signs of bed bugs.
2. Tenant understands that used or second-hand furniture is one of the most frequent ways that bed bugs are introduced to rental properties. Tenant agrees to inspect any used or second-hand furniture prior to moving it into the rental unit. Tenant understands and agrees that unless he/she is certain that any used or second-hand furniture is free from bed bugs that he/she will not move it into the rental unit.
3. Tenant will allow Landlord or its agents to inspect the rental unit for bed bugs as allowed by law.

Reporting of Bed Bugs

4. Tenant agrees to immediately notify Landlord in writing if any of the following occur: (a) bed bugs are found in the rental unit, (b) Tenant suspects that bed bugs might be present in the rental unit, or (c) Tenant notices unexplained and reoccurring bites on his/her body. Failure to immediately notify Landlord could result in bed bugs spreading to other rental units and common areas which will cause the treatment and eradication of the bed bugs to be more difficult, time consuming and expensive.
5. Tenant should not attempt to treat any bed bug infestation himself/herself. Self-treating for bed bugs may result in injuries to Tenant and/or causing the infestation to become worse.

Cooperation with Treatment

6. If bed bugs are found in Tenant's unit, Tenant must fully cooperate with any and all treatment efforts of Landlord and/or its pest management company or other service provider.
7. Treatment typically requires that rental units next to, above, and below the unit infested with bed bugs also be treated.
8. Treatment may require, but is not limited to, the following: (a) Tenant temporarily vacating the rental unit, (b) temporary removal of personal property, (c) sealing of personal property in plastic bags, (d) removal and destruction of personal property that cannot be treated, (e) laundering of bedding and clothing, (f) purchase of and placement of mattress and box spring in a special plastic encasement, (g) de-cluttering the rental unit, (h) vacuuming of all flooring on a daily basis, and/or (i) moving all furniture to the center of the room. Specific instructions and recommendations will be provided as needed by Landlord and/or its pest management company or other service provider.
9. More than one treatment of Tenant's rental unit may be required. Tenant must cooperate throughout the entire treatment process until Landlord and/or its pest management company or other service provider determine that treatment is complete.

Default

10. Failure to comply with the terms of this Addendum include, but are not limited to, the following: (a) misrepresenting any Tenant Disclosure, (b) failing to immediately notify Landlord in writing of the presence of bed bugs, (c) refusing to allow Landlord or its agents to inspect the rental unit, (d) failing to cooperate with the preparation of the rental unit for treatment, (e) refusing to allow access to the rental unit for treatment, (f) failing to cooperate with any post-treatment requirements, and/or (g) any other action that results in the delay of treatment or increases the cost of treatment.
11. Failure to comply with the terms of this Addendum shall entitle Landlord to pursue any and all rights under this Addendum, Tenant's Residential Rental Contract, and/or applicable law including, but not limited to, terminating Tenant's tenancy and evicting Tenant.

Tenant agrees to each provision herein.

TENANT INITIALS: DS B B _____

Treatment Costs

12. Tenant will be responsible for the costs of treatment and/or eradication of any bed bugs resulting from the acts or negligence of Tenant, Tenant's household members, guests or invitees.
13. Tenant may be responsible for other costs and damages incurred by Landlord, in addition to the cost of treatment and/or eradication of bed bugs, resulting from the acts or negligence of Tenant, Tenant's household members, guests or invitees.

Indemnification & Hold Harmless

14. Tenant agrees to indemnify and hold Landlord harmless from any actions, claims, losses, damages and expenses including, but not limited to, attorney's fees, that may be incurred as a result of the acts or omissions of Tenant, Tenant's household members, guests or invitees.
15. Unless caused by the intentional or negligent acts or omissions of Landlord, Landlord is not responsible for any damage or destruction of Tenant's personal property or injuries arising from any bed bug infestation.

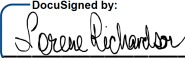
Renter's Insurance

16. Tenant understands that Landlord's insurance does not cover any of Tenant's personal property that may be damaged or destroyed by bed bugs or bed bug treatment. Tenant also understands that Landlord's insurance does not protect Tenant from any loss or damage caused by the actions of Tenant, Tenant's household members, guests or invitees. Landlord recommends and Tenant understands that Renter's Insurance which may cover such damage is readily available and may be purchased by Tenant.

By signing below, each party acknowledges and agrees to the provisions of this addendum.

Tenant:  Date: 2/10/2023 Tenant: _____ Date: _____
Brian Bates

Tenant: _____ Date: _____ Tenant: _____ Date: _____

Landlord:  Date: 2/10/2023
Lorene Richardson

Date given to Tenant: 2/10/2023

Email completed report to Management at: admin@safehousepropmgmt.com

CHECK-IN / CHECK-OUT SHEET

1 Tenant(s): Brian Bates

2 _____

3 Date Moved In: _____ Address: 2027 N 47th Street, Milwaukee, WI 53208 Unit No.: Lower

4 Date Moved Out: _____ City, State, Zip: _____

5	ROOM OR AREA	MOVE-IN INSPECTION	MOVE-OUT INSPECTION	COST TO CORRECT
6	KITCHEN			
7	WALLS/CEILING			
8	STOVE			
9	OUTSIDE & HOOD			
10	STOVE - INSIDE			
11	REFRIGERATOR - OUTSIDE			
12	REFRIGERATOR - INSIDE			
13	DISHWASHER			
14	OUTSIDE-CONTROLS			
15	DISHWASHER			
16	INSIDE (ALL PARTS)			
17	DISHWASHER FUNCTION			
18	SINK & FAUCETS			
19	COUNTER TOPS			
20	CUPBOARDS			
21	UPPER & LOWER			
22	BATHROOM 1			
23	CABINET/VANITY			
24	TUB & TILE/CAULK			
25	FAUCETS			
26	TOWEL BARS			
27	WALLS/CEILINGS			
28	BATHROOM 2/HALF			
29	CABINET/VANITY			
30	TUB & TILE/CAULK			
31	FAUCETS			
32	TOWEL BARS			
33	WALLS/CEILINGS			
34	DINING ROOM			
35	CARPET/FLOOR			
36	WALLS/CEILING			
37	LIVING ROOM			
38	FLOOR			
39	WALLS/CEILING			
40	HALLWAY			
41	LINEN CLOSET			
42	WALLS/CEILINGS/			
43	CARPET/FLOOR			

44 Tenant(s) from pg. 1: Brian Bates

45	ROOM OR AREA	MOVE-IN INSPECTION	MOVE-OUT INSPECTION	COST TO CORRECT
46	BEDROOM 1			
47	CARPET/FLOOR			
48	WALLS/CEILING			
49	DOORS & CLOSET			
50	BEDROOM 2			
51	CARPET/FLOOR			
52	WALLS/CEILING			
53	DOORS & CLOSET			
54	BEDROOM 3			
55	CARPET/FLOOR			
56	WALLS/CEILING			
57	DOORS & CLOSET			
58	MISCELLANEOUS			
59	DRAPES/RODS			
60	BLINDS/SHADES			
61	WINDOWS			
62	WINDOW SCREENS			
63	ALL DOORS			
64	PLUMBING LEAKS			
65	LIGHT BULBS			
66	WATER SOFTENER			
67	GARAGE DOOR OPENERS			
68	AIR CONDITIONING			
69	LAUNDRY AREA			
70	WASHER			
71	DRYER			
72	TV ANTENNA			
73	STORAGE AREA			
74				

75 **COMMENTS (Move In):** _____

76 _____

77 _____

78 _____

79 _____

80 _____

COMMENTS (Move Out): _____

TOTAL \$**MOVE IN INSPECTION**82 Tenant accepts responsibility of rental unit "As Is" with the
83 exceptions listed above.

84 Tenant _____ Date _____

85 Tenant _____ Date _____

86 Tenant _____ Date _____

87 Tenant _____ Date _____

88 Owner/Agent _____ Date _____

MOVE OUT INSPECTION

Inspection results hereby accepted.

Tenant _____ Date _____

Tenant _____ Date _____

Tenant _____ Date _____

Tenant _____ Date _____

Owner/Agent _____ Date _____

89 **When To Use:** Landlord shall give a new residential tenant a check-in sheet. Tenant may use the check-in sheet to make comments, if any, about
90 the condition of the premises, and must return the sheet to landlord within 7 days from the date tenant commences occupancy.

91 Wis. Stat. § 704.08

Certificate Of Completion

Envelope Id: ACCC4D3E29D840B3B7B016EBC1109156

Status: Completed

Subject: Please DocuSign: Residential Rental Contract - 2027 N 47th Street Lower - Brian Bates

Source Envelope:

Document Pages: 17

Signatures: 12

Envelope Originator:

Certificate Pages: 5

Initials: 5

Residential Renters

AutoNav: Enabled

1345 N. Jefferson St.

Enveloped Stamping: Enabled

#154

Time Zone: (UTC-06:00) Central Time (US & Canada)

Milwaukee, WI 53202

admin@residentialrenters.com

IP Address: 184.55.113.114

Record Tracking

Status: Original

Holder: Residential Renters

Location: DocuSign

2/10/2023 7:41:13 AM

admin@residentialrenters.com

Signer Events**Signature****Timestamp**

Matt Kivlin

Completed

Sent: 2/10/2023 8:11:26 AM

matt@residentialrenters.com

Viewed: 2/10/2023 8:46:56 AM

Security Level: Email, Account Authentication
(None)

Using IP Address: 184.55.113.114

Signed: 2/10/2023 8:48:29 AM

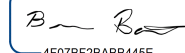
Electronic Record and Signature Disclosure:

Accepted: 2/10/2023 8:46:56 AM

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Brian Bates

DocuSigned by:


4F07BF2BABB445E...

Sent: 2/10/2023 8:48:34 AM

brian.ino.bates@gmail.com

Viewed: 2/10/2023 10:46:20 AM

Security Level: Email, Account Authentication
(None)

Signed: 2/10/2023 10:47:19 AM

Signature Adoption: Drawn on Device

Using IP Address: 172.58.136.119

Signed using mobile

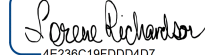
Electronic Record and Signature Disclosure:

Accepted: 2/10/2023 10:46:20 AM

ID: 16dfb6a6-445f-4872-9347-3ef628e844f4

Lorene Richardson

DocuSigned by:


4E236C19FDD4D7...

Sent: 2/10/2023 10:47:23 AM

lorene.lrichinvestment@gmail.com

Viewed: 2/10/2023 10:53:57 AM

President

Signed: 2/10/2023 10:59:56 AM

Security Level: Email, Account Authentication
(None)

Signature Adoption: Drawn on Device

Using IP Address: 187.237.117.227

Signed using mobile

Electronic Record and Signature Disclosure:

Accepted: 11/1/2022 7:05:41 PM

ID: fa92cc9b-674e-42f3-b4dc-eb1fcee33a1c

In Person Signer Events**Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp**

Carbon Copy Events	Status	Timestamp
Dennis Becker dennis@safehousepropmgt.com Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Accepted: 5/17/2022 1:21:27 PM ID: cfd35f09-3270-4aae-aba7-1be99422bb1b	COPIED	Sent: 2/10/2023 11:00:00 AM

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	2/10/2023 8:11:26 AM
Certified Delivered	Security Checked	2/10/2023 10:53:57 AM
Signing Complete	Security Checked	2/10/2023 10:59:56 AM
Completed	Security Checked	2/10/2023 11:00:00 AM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
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If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign "Withdraw Consent"™ form on the signing page of a DocuSign envelope instead of signing it. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures electronically from us and you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures

electronically from us.

How to contact Residential Renters:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: admin@residentialrenters.com

To advise Residential Renters of your new e-mail address

To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at admin@residentialrenters.com and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

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- i. decline to sign a document from within your DocuSign session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an e-mail to admin@residentialrenters.com and in the body of such request you must state your e-mail, full name, US Postal Address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

Operating Systems:	Windows® 2000, Windows® XP, Windows Vista®; Mac OS® X
Browsers:	Final release versions of Internet Explorer® 6.0 or above (Windows only); Mozilla Firefox 2.0 or above (Windows and Mac); Safari®, 3.0 or above (Mac only)
PDF Reader:	Acrobat® or similar software may be required to view and print PDF files
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	Allow per session cookies

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Acknowledging your access and consent to receive materials electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the "I agree"™ button below.

By checking the "I agree"™ box, I confirm that:

- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC CONSUMER DISCLOSURES document; and
- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and
- Until or unless I notify Residential Renters as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by Residential Renters during the course of my relationship with you.