Docusign Envelope ID: 2303CC24-18BE-8231-80F0-A683DF7D979D

TENANT LEASE SUMMARY

PLEASE CAREFULLY REVIEW ALL DOCUMENTS ENCLOSED

PREMISES: 2238 S 82nd Street, West Allis, WI 53219 Unit: Upper

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

1. **PERFORMANCE:** Premises will be removed off market upon signing of lease and submission of payment. Signing a lease without submitting payment does not constitute performance.
   *See Time of the Essence clause below.

2. **TERM OF LEASE:** This lease is a 11 month lease starting 9/1/2026 to 7/31/2027;
   All payments due must be received and cleared prior to key hand-off.

3. **SECURITY DEPOSIT:** Security Deposit of **$** 1,295.00 is due upon the Time of The Essence Date and it is agreed that Management shall hold your Security Deposit, subject to assignment with written notice, if required by Landlord.

4. **PAYMENTS DUE**: Upfront payments shall be made as follows;

Security Deposit	$ 1,295.00	
Prorated Rent	$ N/A	
First Month's Rent	$ 1,295.00	Base Rent
Resident Benefits Package	$ 65.00	* See Resident Benefits Package "RBP" Addendum for details.
Parking Fee	$ Included	
Pet Fee	$ N/A	
Other: Utilities: sewer/water	$ 55.00	
Total due by: 8/13/26	**$ 2,710.00**	

   Upfront payments are payable as follows: via Resident Portal

5. **TIME OF THE ESSENCE:** Lease needs to be signed in its entirety and receipt of total payments submitted by **8/13/26** or tenants shall be in breach of the contract and any payments (up to 1 month's rent) shall be withheld to offset cost of tenant placement, unless otherwise mutually agreed to in writing between Management and Residents. In the event parties fail to perform, Management shall make best effort to mitigate damages.

6. **UTILITIES:** If applicable, utilities **(with exception of sewer & water)** are required to be transferred into your name starting on the first day of your lease. ***See your Residential Rental Contract regarding tenant utility responsibility.**

   IMPORTANT: Before handing over the keys to your property, you must set up the following utilities in your name.

X Electric	X Gas	~~Sewer~~	~~Water~~	Other:	N/A

   To facilitate a smooth transition, please follow these steps:

   1. **Access Our Platform:** Use the following link to locate and connect with the required utility providers:

      https://utility-setup.com/safe-house-property-management

   2. **Input Confirmation Details:** Once you've established your utility services, input the relevant account or confirmation IDs into our platform. This step ensures we're able to track and manage your utility services effectively.

   Should you have any inquiries or require assistance regarding essential utility options, our chat support feature within the provided link is readily available to assist you. Otherwise, Call/Text: 737-377-1570

7. **PETS:** All tenants are required to complete our pet screening questionnaire, **regardless of pets**. If you have not done so, please go to the following link to complete the required questionnaire: https://residentialrenters.petscreening.com/

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TENANT LEASE SUMMARY

Resident Portal Setup |Communication | Move-in Guidelines

8. **RESIDENT PORTAL:** You will receive a welcome email to access your resident portal. This will be where you make future payments, submit general inquiries & maintenance requests, set up your renter's insurance information, access your tenant documents, and more.

9. **COMMUNICATION:** You will receive a text message from management which will request you to reply back with a **4-digit code**. This will enable text messaging to receive important notifications from property management. Please save the phone number as Safe House - Text so you have it available if/when needed.

   For most communication, it is recommended to **submit inquiries within your Resident Portal** so that a support ticket is created and followed up in a timely matter. You also have alternative options as follows:

   a. **Phone:** 414-775-0207 (Emergency Maintenance Response Available 24/7)

   b. **Email:** pm@safehousepropmgmt.com (non-urgent, delayed response time)

10. **MOVE IN:** Your move-in shall be scheduled for **noon on the lease start-date**, unless otherwise agreed to by your property manager. Tenant(s) shall connect directly with Management to confirm and coordinate move-in:

    Contact Information: 414-775-0207; pm@safehousepropmgmt.com

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

Tenant Name: Julian D Gross Mobile Phone: 414-335-6652

Email: Juliangross415@gmail.com Date of Birth: 10/08/2001

Signature: Signed by: F53F567C0C5E40A... Date: 8/10/2026

Tenant Name: _____ Mobile Phone: _____

Email: _____ Date of Birth: _____

Signature: _____ Date: _____

Tenant Name: _____ Mobile Phone: _____

Email: _____ Date of Birth: _____

Signature: _____ Date: _____

Tenant Name: _____ Mobile Phone: _____

Email: _____ Date of Birth: _____

Signature: _____ Date: _____

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Please read before moving any belongings into your new home

How to perform your RentCheck inspection

Welcome to your new inspection process! We're thrilled to have you here. Before you settle in, let's go through three easy steps:

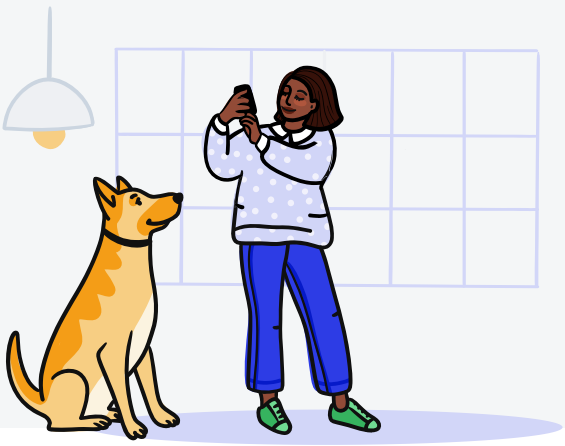
- Download the RentCheck App (available in the Google Play Store and iOS App Store)
- When prompted, use the invite code provided in your inspection email invite to accept the request and start your inspection
- Submit your report by the due date stated in the inspection request

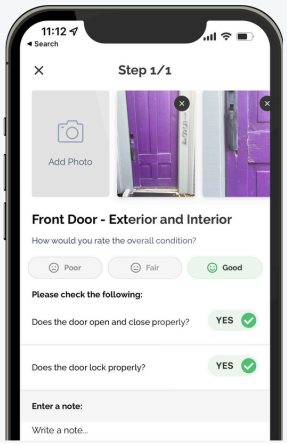
Remember to take clear photos without any furniture, boxes, or personal items for accurate documentation.

If you need any help during the inspection, don't hesitate to reach out to RentCheck's support team through live chat or at (504) 336-7771.

We're here to assist you!

Thanks!





Questions?
The RentCheck team is available to help over:

Phone
(504) 336-7771

Or

Chat
getrentcheck.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 **9/1/2026** to **7/31/2027**; 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 **$**1,295.00 plus **$**_____ (_____) is due upon lease signing made payable to Management. Property Manager acknowledges the receipt of Total Deposit in the amount of **$1,295.00** 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 **$**N/A and First Month's Rent of **$** 1,350.00 shall be due on or prior to Time of the Essence Date below. Upfront Rent to be made payable as follows: via Resident Portal

   Electronic ACH Payment can be made using your online Resident Portal: https://safehousepm.rentvine.com/portals/resident/

   b) Tenant shall connect directly with Property Manager to confirm and coordinate future payment methods. Contact Information: pm@safehousepropmgmt.com ; 414-775-0207

   c) Residential Renters, LLC shall be compensated **$**1,350.00 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 **First Month's Rent** submitted by **8/13/26** 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: Initial JG _____ _____ _____

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 **$75.00** 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: Initial JG _____ _____ _____

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 **$ 25.00** 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 **$ 75.00** 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: Initial JG _____ _____ _____

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) 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.

C) 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.

Signed by: F53F567C0C5E40A... Date: 8/10/2026

Tenant(s): Julian D Gross

DocuSigned by: 8B7DE18E1DE1472... Date: 8/10/2026

Landlord: Wadina Family Trust

Tenant agrees to each provision herein.

TENANT INITIALS: Initial JG _____ _____ _____

Docusign Envelope ID: 2303CC24-18BE-8231-80F0-A683DF7D979D

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

RESIDENTIAL RENTAL CONTRACT

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

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

■ **TENANT:** Number of occupants 1 Names: Julian D Gross

■ **PREMISES:** Building Address: 2238 S 82nd Street, West Allis, WI 53219
Apartment/room/unit Upper
Other
Included furnishings: appliances: refrigerator, range, oven and: N/A

STRIKE & COMPLETE AS APPLICABLE

■ **RENT:** Rent of $ 1,295.00 for Premises and $ 65.00 + 55.00 for other (specify RBP Fee) is due on the 1st day of each month. If payment is received or postmarked by the 5th day of the month when due, rent is $ 1,415.00 for the Premises and $ 75.00 + $10/day for other. Charges Incurred by Landlord for Tenant's returned checks are payable by Tenant. Landlord shall provide a receipt for cash payments of rent. All Tenants, if more than one, are jointly and severally liable for the full amount of any payments due under this Contract and under Wisconsin law. Acceptance of a delinquent payment does not constitute a waiver of the default or any other default under this Contract.

■ **SECURITY DEPOSIT:** Upon execution of this Contract, Tenant shall pay a security deposit in the amount of $ 1,295.00 to be held by Safe House Property Management

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

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

■ **LANDLORD:** Wadina Family Trust
Agent for service of process: Safe House Property Management
Address for service of process: 10936 N. Port Washington Rd. #317, Mequon, WI 53092
Agent & address for maintenance, management: same as above
Phone: 414-775-0207
Email: pm@safehousepropmgmt.com
Agent & address for collection of rents: Safe House Property Management
10936 N Port Washington Rd. #317, Mequon, WI 53092
Phone: 414-775-0207 ; Email: accounting@safehousepropmgmt.com

■ **TERM:** STRIKE EITHER (a) OR (b)
~~(a)~~ Month to month beginning on: _____ , _____ OR
(b) For a term of 11 months, beginning on September 1st , 2026 and ending on July 31st , 2027 .
(Note: A lease for a fixed term expires without further notice. If tenancy is to be continued beyond the stated lease term, parties should make arrangements for this in advance of lease expiration.)

■ **UTILITIES:** Check if paid by:

	Landlord	Tenant		Landlord	Tenant
Electricity	☐	☒	Sewer / Water	☐	☒
Gas	☐	☒	Hot Water	☐	☒
Heat	☐	☒	Trash	☐	☒
Air Conditioning	☐	☒	Other		

If any utilities payable by Tenant are not separately metered, Tenant's share is determined as follows: Sewer/Water at flat rate of $55/month.

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

■ **INSPECTION; SECURITY DEPOSIT.** Landlord shall provide Tenant with a check-in-sheet when Tenant commences his or her occupancy of the Premises. 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 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 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 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 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 for all amounts legally withheld. The reasonable cost of repairing any waste, neglect or damages for which Tenant is responsible, normal wear and tear excepted, may be deducted from the security deposit. No deduction may be made for any damage charged against the previous tenant's security deposit. Tenant may not use the security deposit as payment of the last month's rent without the written permission of Landlord.

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

SPECIAL PROVISIONS: One off-street/garage parking space included in rent. Tenant's share responsibility for Lawn Care & Snow Removal.
Owner agrees to complete make ready before 9/1/2026 move in date.
No smoking in premises. Residential Renters Tenant Placement Fee: $ 1,350.00

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	X
Rules and Regulations	☐	Promises to Repair	☐
Smoke and Carbon Monoxide Detector Notice	X	Code Violations	☐
Lead-Based Paint Disclosure & Pamphlet	X	Real Estate Agency Disclosure	☐
Other: Rental Agreement Notice	☒	Other: RBP Addendum	☒

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

NOTE: SIGNING THIS CONTRACT CREATES LEGALLY ENFORCEABLE RIGHTS AND OBLIGATIONS. LANDLORD AND TENANT SHOULD CONSULT LEGAL COUNSEL REGARDING QUESTIONS AS TO THEIR LEGAL RIGHTS UNDER THIS CONTRACT. THIS CONTRACT INCLUDES THE PROVISIONS ON PAGE 2.

LANDLORD: DocuSigned by: 8B7DE18E1DE1472... 8/10/2026
Wadina Family Trust (Date)

TENANTS: _____ (Date)

TENANT: Signed by: F53F567C0C5E404... 8/10/2026
Julian D Gross (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

■ **PROMISES TO REPAIR.** Any promise to repair, clean, or improve the Premises (including the promised date of completion) made by Landlord before 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 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.

■ **CODE VIOLATIONS; ADVERSE CONDITIONS.** Landlord has no actual knowledge of any building code or housing code violation that affects the Premises or a common area associated with the Premises, presents a significant threat to Tenant's health or safety, and has not been corrected, unless disclosed in 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 no hot or cold running water, plumbing or sewage disposal facilities not in good operating order, unsafe or inadequate heating facilities (incapable of maintaining at least 67°F in living areas), no electricity, electrical wiring or components not in safe operating condition, or structural or other conditions substantially hazardous to health or safety, are listed in Special Provisions or an Attachment to this Contract and thus were disclosed before this Contract was signed or any deposit accepted.

■ **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 unlawful purposes, (2) engage in activities which unduly disturb neighbors of, or tenants in, the building in which the Premises are located, or (3) do, use, or keep in or about the Premises anything which would adversely affect coverage under a standard fire and extended insurance policy. Tenant may have guests residing temporarily in the Premises if their presence does not interfere with the quiet enjoyment of other occupants, and if the number of guests is not excessive for the size of the facilities of the Premises. No guest may remain for more than two weeks without written consent of Landlord, which will not be unreasonably withheld. Tenant shall be liable for any property damage, waste or neglect caused by the negligence or improper use of the Premises or the building or development in which they are located, by Tenant or Tenant's guests and invitees.

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

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

■ **RULES.** Landlord may make reasonable rules governing the use and occupancy of the Premises and common areas. Tenant acknowledges receipt of the rules prior to signing this Contract. Any failure by Tenant to comply with the rules is a breach of the Contract. Landlord may make reasonable amendments to the rules and any amendment shall become effective no sooner than 14 days after the amendment is delivered to Tenant. If an amendment materially and adversely affects Tenant's use of the Premises, Tenant may at any time before it becomes effective give Landlord not less than 28 days' written notice, to 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.

■ **MITIGATION; ABANDONMENT; PERSONAL PROPERTY.** If Tenant abandons the Premises before the end of the tenancy, or if the tenancy is terminated for Tenant's breach of this Contract, Landlord shall make reasonable efforts to re-rent the Premises and apply the rent received, less costs of re-renting, to Tenant's obligations under this Contract. Tenant shall remain liable for any deficiency. If Tenant is absent from the Premises for three successive weeks without 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 otherwise agreed to in writing, if Tenant removes from the Premises or is evicted from the Premises and leaves personal property behind, Landlord may presume that Tenant has abandoned the personal property. Landlord will not store personal property abandoned by Tenant and may dispose of it in any manner deemed appropriate by Landlord. If the personal property is prescription medication or prescription medical equipment, Landlord shall hold the property for 7 days from the date on which Landlord discovers the property. After that time, Landlord may dispose of this property in the manner that Landlord determines is appropriate, but shall promptly return the property to Tenant if Landlord receives a request for its return before disposing of it [per Wis. Stat. § 704.05(5)(am)]. If the abandoned property is a manufactured home, mobile home or titled vehicle (includes automobiles), Landlord must give notice, personally or by regular or certified mail, to Tenant and any secured party known to Landlord of Landlord's intent to dispose of the property by sale or other appropriate means [per Wis. Stat. § 704.05(5)(b)].

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

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

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

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

■ **CARBON MONOXIDE DETECTOR NOTICE.** Landlord shall install functional carbon monoxide (CO) detectors in the Premises and in any common areas, as required by law. If the Premises is within a building with three or more dwelling units, Landlord shall maintain the CO detectors. If Tenant or any government inspector gives written notice to Landlord that a CO detector is not functional or has been removed, Landlord shall repair or replace the detector within 5 days after receipt of the notice. If the Premises is within a building with three or more dwelling units, Tenant agrees to immediately give Landlord written notice upon discovery that a CO detector in the Premises is not functional or has been removed. If the Premises is a one or two-family dwelling, Tenant shall maintain the CO detectors in the Premises and upon discovery that a CO detector requires maintenance, agrees to immediately either perform any maintenance necessary to make that detector functional or provide Landlord written notice regarding the required maintenance.

■ **NOTICE OF DOMESTIC ABUSE PROTECTIONS.** (1) As provided in section 106.50(5m)(dm) of the Wisconsin statutes, a tenant has a defense to an eviction action if the tenant can prove that the landlord knew, or should have known, the tenant is a victim of domestic abuse, sexual assault, or stalking and that the eviction action is based on conduct related to domestic abuse, sexual assault, or stalking committed by either of the following:

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

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

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

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

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

(3) A tenant is advised that this notice is only a summary of the tenant's rights and the specific language of the statutes governs in all instances.

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

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RELATED STATUTES AND RULES

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

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

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

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

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

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

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

Wis. Admin. Code § ATCP 134.09 Prohibited practices.

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

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

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

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

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

2. A health or safety emergency exists.

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

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

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

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

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

(4) CONFISCATING PERSONAL PROPERTY.

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

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

Wis. Stat. § 704.11 Lien of landlord.

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

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

Residential Renters

EQUAL HOUSING OPPORTUNITY

RENTAL AGREEMENT NOTICE

This Notice is given on 8/10/2026, by Wadina Family Trust (Landlord)

to Julian D Gross (Tenant(s)),

with respect to the Premises at 2238 S 82nd Street, West Allis, WI 53219 Unit: Upper.

PERSONAL PROPERTY LEFT BEHIND BY TENANT

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

NOTICE OF DOMESTIC ABUSE PROTECTIONS

(1) As provided in section 106.50(5m)(dm) of the Wisconsin statutes, a tenant has a defense to an eviction action if the tenant can prove that the landlord knew, or should have known, the tenant is a victim of domestic abuse, sexual assault, or stalking and that the eviction action is based on conduct related to domestic abuse, sexual assault, or stalking committed by either of the following:

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

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

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

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

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

(3) A tenant is advised that this notice is only a summary of the tenant's rights and the specific language of the statutes governs in all instances.

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

NOTICE GIVEN BY LANDLORD:

Copy given to Tenant Julian D Gross [state name(s)]

using ☐ personal delivery ☒ email ☐ fax ☐ mail [CHECK AS APPLICABLE]

Landlord's/Agent's Signature: DocuSigned by: 8B7DE18E1DE1472... Date: 8/10/2026

Wadina Family Trust

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

(x) Signed by: F5AF56F5A0E540A... 8/10/2026

Tenant's Signature ▲ Print Name Here ▶ Julian D Gross Date ▲

(x) _____

Tenant's Signature ▲ Print Name Here ▶ Date ▲

(x) _____

Tenant's Signature ▲ Print Name Here ▶ Date ▲

(x) _____

Tenant's Signature ▲ Print Name Here ▶ Date ▲

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

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

ADDENDUM L TO LEASE - LEAD BASED PAINT DISCLOSURES AND ACKNOWLEDGMENTS

Addendum made part of the Lease or Rental Agreement dated 8/10/2026 for the Tenant (referred to in the singular whether one or more, also referred to as lessee), Julian D Gross , _____ with respect to the Property at 2238 S 82nd Street, West Allis, WI 53219 Wisconsin, unit/apt./number Upper .

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

■ LANDLORD'S DISCLOSURES AND CERTIFICATION:

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

_____

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

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

_____

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

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

(X) DocuSigned by: R Tom Hamm 8B7DE18E1DE1472... 8/10/2026
(Landlord's signatures) ▲ Print Name Here ► Wadina Family Trust (Date) ▲

■ AGENT'S ACKNOWLEDGMENT AND CERTIFICATION:

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

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

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

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

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Drafted by: Attorney Richard J. Staff
No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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Landlord Obligations under the Federal Lead-Based Paint Disclosure Rules

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

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

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

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

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

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

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

CERTIFICATION AND ACKNOWLEDGMENT OF LBP DISCLOSURE.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

■ RESTRICTIONS ON ACTIVITIES WHICH DISTURB LBP

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

■ TENANT'S ACKNOWLEDGMENT AND CERTIFICATION:

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

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

(X) Signed by: F53F567C0C5E40A... 8/10/2026
(Tenant's signatures) ▲ Print Names Here ► Julian D Gross (Date) ▲

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

SMOKE AND CARBON MONOXIDE DETECTORS

This Notice is given with respect to the residential lease, rental contract or tenancy with respect to the Premises at _____
2238 S 82nd Street, West Allis, WI 53219 Unit: Upper
_____ (state address and apartment/unit/room number).

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

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

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

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

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

(X) Signed by: F53E567C0C5E40A... 8/10/2026
Tenant's Signature ▲ Print Name Here ▶ Julian D Gross Date ▲

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

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

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

(X) DocuSigned by: 8B7DE18E1DE1472... 8/10/2026
Landlord/Agent's Signature ▲ Print Name Here ▶ Wadina Family Trust Date ▲

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EXCERPTS FROM SMOKE AND CARBON MONOXIDE DETECTOR STATUTES

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

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

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

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

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

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

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

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

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

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

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

1. In the basement of the building if the basement has a fuel–burning appliance.
2. Within 15 feet of each sleeping area of a unit that has a fuel–burning appliance.
3. Within 15 feet of each sleeping area of a unit that is immediately adjacent to a unit that has a fuel–burning appliance.
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 subdivision not more than 75 feet from the fuel–burning appliance.
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 electrical outlet within this distance, the owner shall place the carbon monoxide detector at the closest available electrical outlet in the hallway.

(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 unit.

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

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

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

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

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

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

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

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

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

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

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

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Resident Benefits Package Lease Addendum

This Resident Benefits Package Lease Addendum ("RBP Addendum") is effective as of the commencement date of the Lease and agreed upon between the Tenant and the Landlord. The RBP Addendum provides the terms and conditions of the Safe House Property Management Resident Benefits Package ("RBP") that delivers savings and convenient, professional services that make taking care of your home second nature at a cost of **$** 65.00 ("RBP Fee"), payable with Rent and defined as Additional Rent. The RBP includes all services listed below and no discounts to the RBP Fee will be given if any element(s) of the RBP is discontinued and/or unavailable due to a lack of HVAC, property-specific limitations, availability of services, or any other reasons, unless otherwise specified below.

Tenant and Landlord mutually agree that the RBP is defined based on the listed services below and variations of inclusions may exist due to property specifications and elections requested by Tenant. Tenant acknowledges and agrees that (1) all services listed below are part of the RBP, (2) are made at the Tenant's request and shall be effective for the Term of the Lease, and (3) shall terminate only upon termination of the Lease, upon the renewal of the Lease without the inclusion of RBP, or in the event Safe House Property Management no longer manages the property.

◉ **Move-in Concierge Service:** The RBP shall include a concierge service to Tenant to aid in utility, cable, internet, and other relevant service(s) activation (collectively, the "Move-in Services"). Tenant acknowledges that the concierge service provided herein does not guarantee connectivity, account setup, rates, fees, and availability of the Move-in Services, and that all Move-in Services are subject to the approval of the Tenant by the third parties providing such services. Tenant maintains the right at any time to facilitate Tenant's own activations of the Move-in Services, and such action by Tenant shall not reduce or modify the RBP Fee. Tenant agrees to abide by all applicable lease and property restrictions and guidelines applicable to the Move-in Services.

◉ **Resident Rewards:** The RBP shall include access to a resident rewards program ("Rewards") designed for use by the Tenant. Rewards are solely accessible online and are activated, and used, at Tenant's sole discretion through use of a mobile application provided by the Rewards provider. Rewards will provide Tenant with available rewards as a preferred customer of the Landlord. The Rewards shall be subject to Tenant's acceptance of the Rewards provider terms of use. Tenant acknowledges that the Rewards online platform may be inaccessible due to, but not limited to, scheduled outages, force majeure, internet failures, among other reasons. Tenant acknowledges and agrees that the inaccessibility of the Rewards for a period of less than thirty-one (31) days shall not cause a reduction or modification to the RBP Fee.

◉ **Renters Liability Insurance Requirements & Program:** The Landlord requires the Tenant obtain liability coverage of at least $100,000 in property damage and liability coverage from an A-rated carrier and to maintain such coverage throughout the entire term of the Lease. Tenant is required to furnish Landlord evidence of the required insurance prior to occupancy, at the time of each lease renewal period, and upon request.

To satisfy the insurance requirement, Tenant may either (1) be automatically enrolled into the Landlord or Property Manager's Master Policy that satisfies the coverage requirements as part of the RBP; or (2) obtain alternative liability coverage from an insurer of Tenant's choice that meets the requirements set by the Landlord herein. The option Tenant chooses shall not affect whether Tenant's lease application is approved or the terms of Tenant's Lease. Tenant's election shall be determined by the actions of the Tenant as provided below:

◉ **Option 1: Master Policy (Automatic Enrollment)** – If the Tenant does not provide evidence of the required insurance coverage by the Lease commencement date, Tenant has elected to be automatically enrolled into an insurance policy as part of the RBP. Coverage will begin on the effective date of Tenant's lease and continue throughout the term of the Lease. Please refer to the evidence of insurance that is supplied by Safe House Property Management for additional coverage details. The monthly premium for the elected insurance policy is **$** 11.95 .

◉ **Option 2: Tenant Policy (Policy Verification Required)** – In the event Tenant has elected to find, purchase, and maintain Tenant's policy that satisfies the Landlord's coverage requirements, Tenant must provide evidence of the required insurance coverage by the Lease commencement date. The RBP Fee will be adjusted accordingly. Visit **http://insurance.residentforms.com** and follow the instructions listed there to provide evidence of the required insurance coverage to your Landlord.

Initial
JG

Please be sure that your policy meets the following criteria prior to submitting:

- **Policy is purchased from an A-rated carrier**
- **Policy meets or exceeds the required $100,000 in property damage and personal liability**
- **Safe House Property Management is listed as additional interest**
- **InsuranceSupport@SecondNature.com is also listed as additional interest**
- **Safe House Property Management address is listed as: ~~PO Box 660121 Dallas, TX 75266~~**

10936 N. Port Washington Rd. #317, Mequon, WI 53092

It is Tenant's sole responsibility to timely pay premiums directly to the Tenant's insurance provider to avoid cancellation of coverage. If the policy is canceled or lapses at any time during the term of the Lease, Tenant agrees to be subsequently enrolled into the policy referenced in **Option 1 above**.

◉ **Credit Reporting, Monitoring & ID Theft Protection:** The RBP shall include Complete Credit Reporting, ID Theft Protection and Credit Monitoring from Allstate. Allstate ID Theft Protection and Credit Monitoring includes:

- **IDENTITY AND CREDIT MONITORING**
  - Alerts for credit activity, monthly credit scores, and an annual credit report. Monitoring of high-risk transactions, like student loan activity and medical billing.
- **DARK WEB MONITORING**
  - Artificial and human intelligence used to scan the dark web and closed hacker forums for compromised credentials. Alerts are sent if information is found.
- **FRAUD REMEDIATION AND RESTORATION**
  - If you experience fraud or identity theft, you have access to customer service which is available 24/7 to fully manage your recovery and restore your identity
- **IDENTITY THEFT REIMBURSEMENT**
  - $1 million identity theft insurance policy covers many of your out-of-pocket costs associated with identity restoration. †

†Identity theft insurance covering expense and stolen funds reimbursement is underwritten by American Bankers Insurance Company of Florida, an Assurant company. The description herein is a summary and intended for informational purposes only and does not include all terms, conditions and exclusions of the policies described. Please refer to the actual policies for terms, conditions, and exclusions of coverage. Coverage may not be available in all jurisdictions. Allstate Identity Protection is offered and serviced by InfoArmor, Inc., a subsidiary of The Allstate Corporation

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◉ **HVAC Filter Delivery:** The RBP shall include the provision and delivery of HVAC filters for the Tenant's home approximately every 90 days, or as required by your HVAC system. Tenant shall be solely responsible for the proper installation of the filter that is provided within two (2) days of receipt. Tenant hereby acknowledges that the filters will be dated and subject to inspection by the Landlord upon reasonable notice to verify replacement has been timely made. If at any time Tenant is unable to properly or timely install a filter, Tenant shall immediately notify the Landlord in writing. Due to potential damage caused to the HVAC system from failure to properly and timely replace the filter, Tenant's failure to properly and timely replace the filters shall be considered a material breach of the Lease and Landlord shall be entitled to exercise all rights and remedies it has against Tenant and Tenant shall be liable to Landlord for all damages to the property or HVAC system caused by Tenant's neglect or misuse. If at any time Tenant is unable to properly or timely install a filter, Tenant may notify Landlord in writing and Landlord shall arrange for installation and may charge a trip fee, or other fee, to Tenant to perform the filter change. Tenant acknowledges that if the property does not have an HVAC system, there will be no filter(s) provided and there is no discount to the overall Tenant cost of the package. Tenant acknowledges and agrees that the delayed receipt of HVAC filters, or inaccuracy of shipment, shall not cause a reduction or modification to the RBP Fee.

◉ **On Demand Pest Control:** Tenant has elected to be automatically enrolled in the following On Demand Pest Control service, pursuant to the terms and conditions provided under **http://pest.residentforms.com** and considered as part of the Lease:

☒ Pest Assurance Plus (cockroaches, bed bugs, fleas, ticks, weevils, and mites)

Initial JG

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Additional Terms and Conditions

24-Hour Maintenance Coordination Service: Landlord shall allow access to Tenant to report maintenance concerns outside of normal business hours via the online Tenant portal, or other such means as made available by Landlord.

Online Portal Access: Landlord agrees to provide Tenant online portal access for the purposes of reviewing pertinent documents, payment of Rent and other fee(s), and reporting maintenance concerns. Landlord reserves the right to restrict payment access to Tenant, at Landlord's sole discretion, should a pattern of delinquency arise and/or persist.

Multiple Payment Methods: All rental payments can be paid using a variety of methods available under the Tenant's portal. Available methods include ACH, debit and credit cards, along with participating retailers (as applicable). Restrictions of payment methods by the Landlord are permissible should a pattern of delinquency arise and/or persist. Any applicable fees associated with payments methods are at the Tenant's expense.

RBP Vendors: Landlord, and/or Safe House Property Management, may have business relationships or affiliations with vendors and suppliers of RBP services or products provided herein and may receive financial or other benefits from that relationship or affiliation. Landlord, and/or Safe House Property Management, will ensure all third-party vendors are licensed, bonded, and insured, if applicable.

Data Privacy Consent: Tenant hereby explicitly and unambiguously consents to the collection, use and transfer, in electronic or other form, of the Tenant's personally identifiable information, including sensitive information, to include, but not limited to, Tenant's name, address, telephone number (home, work, and mobile numbers), date of birth, driver's license number, social security number, banking and other financial information, including credit card numbers (collectively, the "Tenant Data") by the Landlord, and its service providers, subcontractors, and agents (individually or collectively, the "RBP Provider(s)") for the exclusive purpose of implementing, managing, and performing the RBP. The Tenant understands that Tenant Data may be transferred to any RBP Provider implementing, managing, and performing the RBP, now or in the future. The Tenant authorizes the RBP Providers to receive, possess, use, retain, and transfer the Tenant Data, in electronic or other form, for the exclusive purpose of implementing, managing, and performing the RBP. The Tenant understands that Tenant Data will be held by the RBP Providers only as long as is necessary or appropriate for implementing, managing, and performing the RBP. Further, the Tenant understands that the Tenant is providing the consents herein on a purely voluntary basis. Landlord represents and warrants that it shall comply with applicable data protection laws, including implementing appropriate technical and organizational measures which meet the requirements of applicable data protection laws.

Consent to Receive SMS Messages: Tenant consents to receive SMS messages (including text messages), and telephone calls (including prerecorded and artificial voice and autodialed) from the Landlord and the RBP Providers at the specific number(s) provided to the Landlord, with service-related information, account information or questions, and/or marketing information. The Tenant represents that the Tenant is permitted to receive calls and text messages at the telephone number provided to the Landlord by the Tenant. Standard message and data rates may apply. SMS messaging services may be modified from time to time, for any reason, and without notice, including the right to terminate SMS messaging with or without notice, without liability to the Tenant.

Upon the signature of the Landlord and the Resident(s) below, the above-mentioned RBP Addendum shall be considered as part of the Lease and legally binding on all Parties.

Signed by:
F53F567C0C5E40A...

Tenant	8/10/2026 Date	Tenant	Date
Tenant	Date	Tenant	Date

DocuSigned by:
8B7DE18E1DE1472...

Landlord, and/or Landlord's Agent	8/10/2026 Date

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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: Initial JG _____ _____ _____

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: Signed by: E53E567C0C5E40A... Date: 8/10/2026 Tenant: _____ Date: _____
Julian D Gross

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

Landlord: DocuSigned by: 8B7DE18E1DE1472... Date: 8/10/2026
Wadina Family Trust

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Credit Reporting Addendum

This Addendum ("Addendum") is made part of the Residential Rental Contract ("Agreement") dated 8/10/2026, and is between Safe House Property Management ("Management") and Julian D Gross

(collectively and individually "Residents"), for the premises at 2238 S 82nd Street, West Allis, WI 53219 (the "Leased Premises"). Where the terms and conditions of this Addendum vary or conflict with the terms and conditions of the Agreement, the terms and conditions of this Addendum shall control.

Management shall report monthly rental payments to the major Credit Bureaus commencing on 9/1/2026 covered within your monthly Resident Amenity Fee. Residents acknowledge that the provisions of this Addendum will supersede any conflicting provisions in the Residential Rental Contract.

Resident Signature: Signed by: F53F567G0G5E40A... Julian D Gross DOB: 10/08/2001 Date: 8/10/2026

Resident Signature: _____ DOB: _____ Date: _____

Resident Signature: _____ DOB: _____ Date: _____

Resident Signature: _____ DOB: _____ Date: _____

Property Management/Owner Signature: DocuSigned by: 8B7DE18E1DE1472... Lamar Harner Date: 8/10/2026

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Protect Your Family From Lead in Your Home

United States Environmental Protection Agency

United States Consumer Product Safety Commission

United States Department of Housing and Urban Development

March 2021

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

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

Read this entire brochure to learn:

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

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

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

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

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



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Simple Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

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

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Lead Gets into the Body in Many Ways

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

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

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

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



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

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

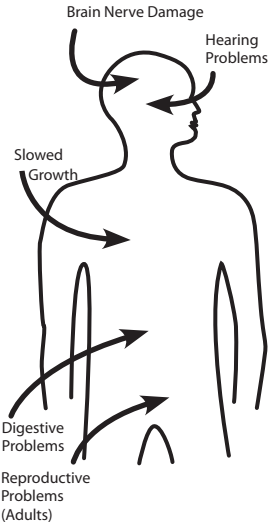
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Health Effects of Lead

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

In children, exposure to lead can cause:

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



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

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

In adults, exposure to lead can cause:

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

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Check Your Family for Lead

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

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

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

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

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

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Where Lead-Based Paint Is Found

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

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

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

Lead can be found:

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

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

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

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

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Identifying Lead-Based Paint and Lead-Based Paint Hazards

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

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

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

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

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

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

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

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

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

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Checking Your Home for Lead

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

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



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

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

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Checking Your Home for Lead, continued

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

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

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

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

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What You Can Do Now to Protect Your Family

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

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

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Reducing Lead Hazards

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



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

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

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

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

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Reducing Lead Hazards, continued

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

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

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

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

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

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

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

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



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

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

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

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Other Sources of Lead

Lead in Drinking Water

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

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

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

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

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

Important Steps You Can Take to Reduce Lead in Drinking Water

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

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

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

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

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

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Other Sources of Lead, continued

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

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

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For More Information

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Region 7 (Iowa, Kansas, Missouri, Nebraska)

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

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

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

Region 9 (Arizona, California, Hawaii, Nevada)

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

Region 10 (Alaska, Idaho, Oregon, Washington)

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

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Consumer Product Safety Commission (CPSC)

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

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

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

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

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

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

EPA-747-K-12-001
March 2021

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IMPORTANT!

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

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

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Upload to your Resident Portal.

Date given to Tenant: 8/10/2026

CHECK-IN / CHECK-OUT SHEET

Tenant(s): Julian D Gross

Date Moved In: _____ Address: 2238 S 82nd Street, West Allis, WI 53219 Unit No.: Upper

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

ROOM OR AREA	MOVE-IN INSPECTION	MOVE-OUT INSPECTION	COST TO CORRECT
KITCHEN			
Walls/Ceiling			
Stove Outside & Hood			
Stove - Inside			
Refrigerator - Outside			
Refrigerator - Inside			
Dishwasher Outside-controls			
Dishwasher Inside (all parts)			
Dishwasher Function			
Sink & Faucets			
Counter Tops			
Cupboards Upper & Lower			
BATHROOM 1			
Cabinet/Vanity			
Tub & Tile/Caulk			
Faucets			
Towel Bars			
Walls/Ceilings			
BATHROOM 2/HALF			
Cabinet/Vanity			
Tub & Tile/Caulk			
Faucets			
Towel Bars			
Walls/Ceilings			
DINING ROOM			
Carpet/Floor			
Walls/Ceiling			
LIVING ROOM			
Floor			
Walls/Ceiling			
HALLWAY			
Linen Closet			
Walls/Ceilings/ Carpet/Floor			

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Tenant(s) *from pg. 1*: Julian D Gross

ROOM OR AREA	MOVE-IN INSPECTION	MOVE-OUT INSPECTION	COST TO CORRECT
BEDROOM 1			
Carpet/Floor			
Walls/Ceiling			
Doors & Closet			
BEDROOM 2			
Carpet/Floor			
Walls/Ceiling			
Doors & Closet			
BEDROOM 3			
Carpet/Floor			
Walls/Ceiling			
Doors & Closet			
MISCELLANEOUS			
Drapes/Rods			
Blinds/Shades			
Windows			
Window Screens			
All Doors			
Plumbing Leaks			
Light Bulbs			
Water Softener			
Garage Door Openers			
Air Conditioning			
Laundry Area			
Washer			
Dryer			
TV Antenna			
Storage Area			

COMMENTS (Move In): _____

COMMENTS (Move Out): _____

TOTAL $ _____

MOVE IN INSPECTION

Tenant accepts responsibility of rental unit "As Is" with the exceptions listed above.

Tenant _____ Date _____

Tenant _____ Date _____

Tenant _____ Date _____

Tenant _____ Date _____

Owner/Agent _____ Date _____

MOVE OUT INSPECTION

Inspection results hereby accepted.

Tenant _____ Date _____

Tenant _____ Date _____

Tenant _____ Date _____

Tenant _____ Date _____

Owner/Agent _____ Date _____

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 the condition of the premises, and must return the sheet to landlord within 7 days from the date tenant commences occupancy.

Wis. Stat. § 704.08

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Certificate Of Completion

Envelope Id: 2303CC24-18BE-8231-80F0-A683DF7D979D
Status: Completed
Subject: Please DocuSign: Residential Rental Contract - 2238 S 82nd St - Upper - Julian Gross
Document Type:: RR Lease Docs - Safe House
Source Envelope:
Document Pages: 44
Signatures: 17
Certificate Pages: 5
Initials: 7
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-06:00) Central Time (US & Canada)

Envelope Originator:
Residential Renters
1345 N. Jefferson St.
#154
Milwaukee, WI 53202
admin@residentialrenters.com
IP Address: 2603:6000:9bf0:

Record Tracking

Status: Original
8/10/2026 10:48:30 AM
Holder: Residential Renters
admin@residentialrenters.com
Location: DocuSign

Signer Events	Signature	Timestamp
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Electronic Record and Signature Disclosure: Accepted: 8/10/2026 11:08:00 AM ID: 98000c3b-7778-46e5-9ff1-88f50817a963		
Julian D Gross juliangross415@gmail.com Security Level: Email, Account Authentication (None)	Signed by: F53F567C0C5E40A... Signature Adoption: Drawn on Device Using IP Address: 2600:382:dd47:10eb:9b5:ca34:8cdb:d66e Signed using mobile	Sent: 8/10/2026 11:08:24 AM Viewed: 8/10/2026 11:25:23 AM Signed: 8/10/2026 11:37:11 AM
Electronic Record and Signature Disclosure: Accepted: 8/10/2026 11:25:23 AM ID: 29050021-d526-4964-bdcb-6220e47e50fc		
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Electronic Record and Signature Disclosure: Accepted: 5/8/2024 9:42:16 AM ID: e30b5867-49e5-440e-b2c2-3b3b61cf3173		

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
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Property Manager pm@safehousepropmgmt.com Property Manager Safe House Property Management Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	COPIED	Sent: 8/10/2026 11:53:28 AM
Residential Renters admin@residentialrenters.com Residential Renters Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Accepted: 8/15/2025 12:10:52 PM ID: dcc3d352-82f0-4477-810a-6ccccc2728b3	COPIED	Sent: 8/10/2026 11:53:28 AM

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	8/10/2026 11:07:40 AM
Certified Delivered	Security Checked	8/10/2026 11:50:11 AM
Signing Complete	Security Checked	8/10/2026 11:53:23 AM
Completed	Security Checked	8/10/2026 11:53:28 AM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

CONSUMER DISCLOSURE

From time to time, Residential Renters (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign, Inc. (DocuSign) electronic signing system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the â€˜I agreeâ€™ button at the bottom of this document.

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Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	Allow per session cookies

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