607

B & J Rentals
P.O. Box 445
Onalaska, WI 54650
608-792-5646

Wednesday, October 28, 2026

Dylan Wackerfuss
607 Hood Street
La Crosse, WI 54601

Dear Dylan:

I wanted to let you know that due to my age I have decided that it is time for me to sell the property. I hope to find a younger buyer who will have the same pride of ownership in the property that I have had all the years of my ownership.

Your lease will not change and the buyer, when found, will be required to respect all the conditions of your lease which is in place throughout your term. Your security deposit is also safe and will be transferred to the new owner when a new owner is in place.

I will make any showings on the building as convenient as possible.

Thank you for being a good tenant. I'm sure a new owner will be thrilled to have you as a resident.

Thanks,
John V. Young
B & J Rentals

Copy

Authentisign ID: 23A5430E-D347-F111-8EF3-000D3A1E5FED

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 May 3, 2026 for the Tenant (referred to in the singular whether one or more, also referred to as lessee), Dylan Wackerfuss, _____ with respect to the Property at 607 Hood Street, La Crosse, WI 54601 Wisconsin, unit/apt./number 607.

■ **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) Authentisign John Young, B & J Rentals 05/04/2026
(Landlord's signatures) ▲ Print Name Here ▶ John Young, B & J Rentals, (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) ▲

AuthentiSign ID: 23A5430E-D347-F111-8EF3-000D3A1E5FED

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.

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

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

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

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

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

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

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

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

■ RESTRICTIONS ON ACTIVITIES WHICH DISTURB LBP

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

■ TENANT'S ACKNOWLEDGMENT AND CERTIFICATION:

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

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

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

(X) Authentisign Dylan Wackerfuss 05/04/2026
(Tenants' signatures) Print Names Here ▶ Dylan Wackerfuss (Date)

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

Copyright © 2021 by Wisconsin REALTORS® Association
Drafted by: Attorney Debra Peterson Conrad
No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

Authentisign ID: 23A5430E-D347-F111-8EF3-000D3A1E5FED

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

RENTAL DISCLOSURE FORM

EQUAL HOUSING OPPORTUNITY

Prospective Tenant(s)' Names *(Please print or type)*	This is the location and address of the specific dwelling unit I want to rent *(check box if true)*: [X]
Dylan Wackerfuss	Unit Number: Building:
	Address: 607 Hood Street, La Crosse, WI 54601
Landlord/Property Manager:	

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5. Earnest Money Receipt.

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

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

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

(Prospective Tenants' Signatures) ▲ Print Names ► Dylan Wackerfuss (Date) ▲

Authentisign ID: 23A5430E-D347-F111-8EF3-000D3A1E5FED

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

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

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

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

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

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

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

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

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

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

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

☐ Landlord gave Tenant a copy of any Nonstandard Rental Provisions Tenant signed or initialed.

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

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

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

(Tenants' Signatures) ▲ Print Names ▶ Dylan Wackerfuss (Date)▲

Copyright © 2018 by Wisconsin REALTORS® Association Drafted by: Attorney Debra Peterson Conrad
No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

Authentisign ID: 23A5430E-D347-F111-8EF3-000D3A1E5FED

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 607 Hood Street, La Crosse, WI 54601 _____ (state address and apartment/unit/room number).

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

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

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

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

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

(X) Authentisign Dylan Wackerfuss 05/04/2026
Tenant's Signature ▲ Print Name ▶ Dylan Wackerfuss Date ▲

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

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

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

(X) Authentisign John Young, B & J Rentals 05/04/2026
Landlord/Agent's Signature ▲ Print Name Here ▶ John Young, B & J Rentals Date ▲

Copyright © 2018 by Wisconsin REALTORS® Association Drafted by: Attorney Debra Peterson Conrad
No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

Authentisign ID: 23A5430E-D347-F111-8EF3-000D3A1E5FED

EXCERPTS FROM SMOKE AND CARBON MONOXIDE DETECTOR STATUTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Authentisign ID: 23A5430E-D347-F111-8EF3-000D3A1E5FED

RESIDENTIAL LEASE

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

PARTIES

TENANT(S): Dylan Wackerfuss

List other occupants who are not tenants, such as minor children, in Special Conditions.

LANDLORD: B & J Rentals

Address: P O Box 445 Onalaska, WI 54650

LANDLORD'S AGENT for maintenance, management, service of process and collection of rent - (Note in "Special Conditions" if more than one agent): John V Young

Address: P.O. Box 445, Onalaska, WI 54650

PREMISES

Street Address: 607 Hood Street

City/State/Zip: La Crosse, WI 54601

Apartment/Unit/No.: 607

RENTAL TERM

First Day of Term: May 20, 2026 Last Day of Term: May 31, 2027

This Lease is only for the stated term and is **NOT** automatically renewable. Landlord and Tenant must agree in writing if tenancy is to continue beyond the last day of the rental term.

RENT

Rent Amount $ 925.00 **per** Month **due on or before the** 1st **day of each** Month **. Rent checks shall be made payable to (Landlord)** ~~**(Landlord's Agent)**~~ **STRIKE ONE and mailed or delivered to (Landlord)** ~~**(Landlord's Agent)**~~ **STRIKE ONE . ALL TENANTS, IF MORE THAN ONE, SHALL BE JOINTLY AND SEVERALLY LIABLE FOR THE FULL AMOUNT OF ALL PAYMENTS DUE UNDER THIS LEASE.**

UTILITIES

In addition to Rent, Tenant must pay all utility charges that are separately metered or subject to cost allocation, as follows: **CHECK AND COMPLETE AS APPLICABLE**

Utility Charges	Electric	Heat	Water	Unit Gas	Air Conditioning	Hot Water	Sewer	Trash/ Recycling
Included in Rent								x
Separately Metered	x	x		x	x	x		
Cost Allocation *			x				x	

* Explain in Special Conditions or in an addendum if additional room is needed.

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

SECURITY DEPOSIT

Tenant shall pay a security deposit in the amount of $ 925.00 upon execution of this Lease, to be held by Landlord,not in trust account. Tenant's security deposit, less any amounts legally withheld, will be delivered or mailed to Tenant's last known address within 21 days after Tenant vacates the Premises as established in Wis. Stat. § 704.28(4). Tenant is responsible for giving Landlord his/her new address. When 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.

SPECIAL CONDITIONS

no pets, no candles.

Water and sewer bills quarterly are based on total number of tenants in the building pro-rated to each tenant.

CHECK-IN SHEET Tenant acknowledges when Tenant commences occupancy of the Premises, Landlord must provide a check-in sheet that Tenant may use to comment about the condition of the Premises. Tenant has seven days from the date Tenant commences occupancy to complete the check-in sheet and return it to Landlord.

LANDLORD'S RIGHT TO ENTER Landlord may enter the Premises, at reasonable times with at least 12 hours advance notice, to inspect the Premises, make repairs, show the Premises to prospective tenants or purchasers, or comply with applicable laws or regulations. Landlord may enter without advance notice upon consent of the Tenant, 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.

MITIGATION If Tenant unjustifiably removes from the Premises before the last day of the rental term, Tenant shall be liable for all rent due under this Lease through the last day of the term, plus damages incurred by Landlord, and less any net rent received by Landlord in rerenting the Premises.

PERSONAL PROPERTY Unless otherwise agreed to in writing, if Tenant removes from the Premises or is evicted from the Premises and leaves personal property behind, Landlord may presume that Tenant has abandoned the personal property. Landlord will not store personal property abandoned by Tenant and may dispose of it in any manner deemed appropriate by Landlord. If the personal property is prescription medication or prescription medical equipment, Landlord shall hold the property for 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. 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)].

SALE OF PREMISES 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 the Landlord's obligations under this Lease.

LEAD-BASED PAINT PROVISIONS (If Premises is "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 the Landlord in writing if Tenant, Tenant's guests or any other occupant observes any other conditions indicating the presence of a potential LBP hazard, as described in the Pamphlet.

TENANT RULES & OBLIGATIONS

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

RESIDENTIAL USE

1. To use the Premises for residential purposes only for Tenant and Tenant's immediate family.
2. To NOT make or permit use of the Premises for any purpose that will injure the reputation of the Premises or the building of which they are a part.
3. To NOT use or keep in or about the Premises anything that would adversely affect coverage of the Premises or the building of which they are a part under the property and casualty insurance policies on the Premises and the building wherein the Premises are located.

NOISE

4. To NOT make excessive noise or engage in activities which unduly disturb neighbors or other tenants in the building in which the Premises are located. However, neither this provision nor any other provision in this Lease or in Landlord's rules authorizes Landlord to terminate the tenancy of Tenant based solely on the commission of a crime on or near the Premises if Tenant, or someone who lawfully resides with Tenant, is the victim, as defined by Wis. Stat. § 950.02(4), of that crime.

PETS

5. To NOT permit in or about the Premises any pet unless specifically authorized by Landlord in writing.

GOVT. REG.

6. To obey all lawful orders, rules and regulations of all governmental authorities and, if a condominium, any condominium association with authority over the Premises.

MAINTENANCE

7. To keep the Premises in clean and tenantable condition and in as good repair as on the first day of the lease term, normal wear and tear excepted.

SUFFICIENT HEAT

8. To maintain a reasonable amount of heat in cold weather to prevent damages to the Premises, and if damage results from Tenant's failure to maintain a reasonable amount of heat, Tenant shall be liable for this damage.

IMPROVEMENTS

9. Unless Tenant has received specific written consent from Landlord, to NOT do or permit any of the following:

a. Paint upon, attach, exhibit, or display in or about the Premises any sign or placard.
b. Alter or redecorate the Premises.
c. Drive nails, tacks, and screws or apply other fasteners on or into any wall, ceiling, floor, or woodwork of the Premises.
d. Attach or affix anything to the exterior of the Premises or the building in which it is located.

GUESTS 10. To NOT permit any guest or invitee to reside in the Premises for more than three consecutive days without prior written consent of Landlord.

NEGLIGENCE 11. To be responsible for all acts of negligence or breaches of this agreement by Tenant and Tenant's guests and invitees, and to be liable for any resulting property damage or injury.

SUBLETTING 12. To NOT assign this Lease, sublet the Premises or engage in any other short-term or vacation rentals of the Premises or any part thereof without the prior written consent of Landlord. If Landlord permits an assignment or a sublease, such permission shall in no way relieve Tenant of Tenant's liability under this Lease.

VACATION OF PREMISES 13. To vacate the Premises at the end of the term, and immediately deliver the keys, garage door openers, parking permits, etc., and the Tenant's forwarding address to the Landlord.

CRIMINAL ACTIVITY 14. To NOT engage in, or allow any guest or invitee to engage in, any criminal activity that threatens the health, safety or right to peaceful enjoyment of other tenants, persons residing in the immediate vicinity of the Premises, or Landlord or an agent or employee of Landlord; and to NOT engage in any drug-related criminal activity on or near the Premises. Such conduct may result in Tenant's immediate eviction upon 5 days' notice. However, neither this provision nor any other provision in this Lease or in Landlord's rules authorizes Landlord to terminate the tenancy of Tenant based solely on the commission of a crime on or near the Premises if Tenant, or someone who lawfully resides with Tenant, is the victim, as defined by Wis. Stat. § 950.02(4), of that crime.

RULES Landlord may make additional reasonable rules governing the use and occupancy of the Premises and the building in which they are located. Tenant acknowledges the rules stated above. Any failure by Tenant to comply with the rules is a breach of this Lease.

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

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

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

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

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

(2) A tenant who is a victim of domestic abuse, sexual assault, or stalking may have the right to terminate the rental agreement in certain limited situations, as provided in § 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.

DAMAGE BY CASUALTY If the Premises are damaged by fire, flood or other casualty to a degree that renders the Premises untenantable, Tenant may move out unless Landlord promptly proceeds to repair and rebuild.

Tenant may move out if the repair work causes undue hardship. If Tenant remains, rent abates to the extent Tenant is substantially deprived of normal use and occupancy of the Premises or the damage materially affects Tenant's health or safety, until the Premises are restored. If repairs are not made, this Lease shall terminate. If the Premises are damaged to a degree which does not render them untenantable, Landlord shall repair them as soon as reasonably possible.

CODE VIOLATIONS AND CONDITIONS AFFECTING HABITABILITY Unless disclosed to Tenant before entering this Lease and accepting any earnest money or security deposit, or stated in Special Conditions or an Attachment to this Lease: (1) 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; and (2) none of the following conditions adversely affecting habitability are present on the Premises: 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 Tenant's health or safety or that create an unreasonable risk or personal injury through the reasonably foreseeable use of Premises by Tenant.

SMOKE DETECTOR NOTICE Wisconsin law requires that the Landlord maintain any smoke detectors located in any building common areas. Tenant shall maintain any smoke detector on the Premises, or give Landlord written notice if a smoke detector is not functional. Landlord shall provide, within five days of receipt of any such notice, any maintenance necessary to make that smoke detector functional. Landlord also shall install functional carbon monoxide (CO) detectors in the Premises and in any common areas, as required by law.

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

AGENCY NOTICE Tenant understands that any property manager, rental agent or employees thereof represent Landlord.

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

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

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

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

SPECIAL CONDITIONS _____

_____

_____

_____

_____

_____

_____

_____

_____

_____

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

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

(x) Authentisign John Young, B & J Rentals 05/04/2026

Landlord's/Property Manager's Signature ▲ Print Name Here ▶ John V Young Date ▲

Landlord/Property Manager email address: jyoungcommercial@gmail.com

(x) Authentisign Dylan Wackerfuss 05/04/2026

Tenant's Signature & email address ▲ Print Name Here ▶ Dylan Wackerfuss ddwack10@yahoo.com Date ▲

(x) _____

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

(x) _____

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

(x) _____

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

Copyright © 2024 by Wisconsin REALTORS® Association Drafted by: Attorney Debra Peterson Conrad
No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.