renewed @ $925

611

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

Wednesday, October 28, 2026

Brion White
611 Hood Street
La Crosse, WI 54601

Dear Brion:

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

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

LEASE GUARANTY/RENEWAL/SUBLEASE/ASSIGNMENT

TENANT(S): Brion White

LANDLORD: B & J Rentals

LEASED PREMISES: 611 Hood Street, La Crosse, WI 54601
(Give street address, city, state, zip code and unit number)

LEASE/RENTAL CONTRACT TERM – FIRST DAY: July 1, 2025 **LAST DAY:** June 30, 2026

[ ] **GUARANTY:** In consideration of Landlord's agreement to lease the Premises to Tenant(s), the undersigned guarantee(s) the payment of all rent due from the Tenant(s) listed above, under the Lease/Rental Contract identified above. The Guarantor(s) is not an additional tenant and has no right to occupy the Premises.

[ ] This Guarantee is irrevocable and remains in effect for the term of any extension, renewal or modification of the above. The Guarantor(s) is not an additional tenant and has no right to occupy the Premises.

[ ] This Guarantee applies only to the term of the Lease/Rental Contract identified above.

Guarantor's Signature ▲ Print Name Here ▶ Date ▲

Guarantor's Signature ▲ Print Name Here ▶ Date ▲

[X] **RENEWAL/AMENDED TERMS:** The parties to the above-captioned Lease/Rental Contract hereby renew that Lease/Rental Contract for an additional term beginning on 07/01/2026 and ending on 06/30/2027. All other terms and conditions of the Lease/Rental contact shall remain the same except: Effective July 1, 2026 rent to be $925.00 per month. All other terms and conditions to remain the same.

Landlord's Signature ▲ Print Name Here ▶ B & J Rentals Date ▲

Brion White Brion White 05/11/2026
Tenant's Signature ▲ Print Name Here ▶ Brion White Date ▲

Tenant's Signature ▲ Print Name Here ▶ Date ▲

Tenant's Signature ▲ Print Name Here ▶ Date ▲

Tenant's Signature ▲ Print Name Here ▶ Date ▲

Tenant's Signature ▲ Print Name Here ▶ Date ▲

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

RENTAL DISCLOSURE FORM

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]
Brion White	Unit Number: Building:
	Address: 611 Hood St, La Crosse, WI 54601-5343

Rental Application Checklist: [Before Earnest Money or Security Deposit Paid]

[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:

[ ] The uncorrected building and housing code violations noted on the attached list.

[ ] 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, or that create an unreasonable risk of personal injury.

[ ] 3. Promises to Repair. The landlord has put any promises to repair the unit in writing and I have 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.
The landlord gave me a receipt when I paid the earnest money (paid in cash, receipt requested, etc.).

[X] I did not receive a receipt (paid the earnest money 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:

Brion White 06/27/2025

(Prospective Tenants' Signatures) ▲ Print Names ► Brion White (Date) ▲

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]

[X] 1. Right to Inspect for Pre-Existing Damages and Complete Check-In Form.
The landlord hereby advises that during the first 7 days of my tenancy, I have the right to inspect the dwelling unit and notify the landlord of any preexisting damage or defects.

[X] 2. Check-in-Sheet. The landlord gave me a written check-in-sheet.

[ ] 3. Right to List of Damages and Defects Causing Deductions from Prior Tenant's Security Deposit
The landlord hereby advises that during the first 7 days of my tenancy, I have the right to request, in writing, a list of the damage and defects for which the landlord deducted money from the prior tenant's security deposit.

[ ] 4. Security Deposit / Receipt.
The landlord gave me a receipt when I paid the security deposit (paid in cash, receipt requested, etc.).

[X] I did not receive a receipt (paid the security deposit 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 I Enter into the Lease or Rental Agreement: [Before or at Signing]

[X] 5. Contact Persons for Rent Payments, Maintenance & Management, & Service of Legal Paper
The landlord gave me, in writing, the names and addresses of the following contact people: *[these contact people may be listed in the rental agreement and they all may be the landlord]*
(a) The person(s) to whom I should pay my rent;
(b) The person(s) who I should contact 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.

[X] 6. Copy of Rental Agreements, Rules and Regulations, and Nonstandard Rental Provisions
The landlord gave me a copy of any rental agreement that I signed and the current rules and regulations, if in writing.

[ ] The landlord gave me a copy of any Nonstandard Rental Provisions that I signed or initialed.

[X] 7. Lead-Based Paint (LBP) Disclosure
The landlord gave me a 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. IF THE LANDLORD DOES NOT MAKE PROPER DISCLOSURES, ANY RENTAL AGREEMENT MAY BE VOID OR THE TENANT MAY BE ABLE TO COLLECT DOUBLE DAMAGES FROM THE LANDLORD [per Wis. Admin. Code Chap. ATCP 134 & Wis. Stat. § 100.20(5)].

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 ► Brion White — (Date) ▲ 06/27/2021

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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.

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: Brion White

■ **PREMISES:** Building Address: 611 Hood Street, La Crosse, WI 54601
Apartment/room/unit 611 Hood Street
Other
Included furnishings: appliances: refrigerator, range, oven and:
STRIKE & COMPLETE AS APPLICABLE

■ **RENT:** Rent of $ 920.00 for Premises and $ for other (specify) is due on the 1st day of each month. If payment is received or postmarked by the 3rd day of the month when due, rent is $ 895.00 for the Premises and $ 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 $ 895.00 to be held by Landlord, not is trust account.

■ **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:** B & J Rentals
Agent for service of process: John Young
Address for service of process: John Young, P.O Box 445, Onalaska, WI 54650
Agent & address for maintenance, management: John Young, P.O. Box 445, Onalaska, WI 54650
Agent & address for collection of rents: John Young, P.O. Box 445, Onalaska, WI 54650

■ **TERM:** STRIKE EITHER (a) OR (b)
~~(a) Month to month beginning on: , OR~~
(b) For a term of 12 months, beginning on July 1, 2025 and ending on June 30, 2026.
(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		X	Sewer / Water		X
Gas		X	Hot Water		X
Heat		X	Trash	X	
Air Conditioning		X	Other		

If any utilities payable by Tenant are not separately metered, Tenant's share is determined as follows: Water and sewer billed quarterly based on total residents in building.

■ **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: Landlord is a licensed real estate agent in the State of Wisconsin.

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

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

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: B & J Rentals 6/29/25 (Date)
TENANTS: (Date)
(Date)
TENANT: Brion White 06/27/2025 (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.

Hood Street and

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

RE/MAX First Choice

ADDENDUM L TO LEASE - LEAD BASED PAINT DISCLOSURES AND ACKNOWLEDGMENTS

Addendum made part of the Lease or Rental Agreement dated June 11, 2025 for the Tenant (referred to in the singular whether one or more, also referred to as lessee), Brion White, _____ with respect to the Property at 611 Hood St, La Crosse, WI 54601 Wisconsin, unit/apt./number 611.

■ **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) _____ 6/24/25
(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) ▲

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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.

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) 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) Brion White 06/27/2011
(Tenant's signatures) ▲ Print Names Here ► Brion White (Date) ▲

Hood Street and

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

RE/MAX First Choice

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 611 Hood St, 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: 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) Brion White 06/27/2025
Tenant's Signature ▲ Print Name Here ▶ Brion White 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) John 6/29/25
Landlord/Agent's Signature ▲ Print Name Here ▶ John Young, B & J Rentals 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.