603

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

Wednesday, October 28, 2026

Hayden Erickson
Talan Hildreth
603 Hood Street
La Crosse, WI 54601

Dear Hayden and Talan:

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 good tenants. I'm sure a new owner will be thrilled to have you as residents.

Thanks

John V Young
B & J Rentals

Copy

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)*: ☒ |
|---|---|
| Hayden Erickson | Unit Number: 603 Building: |
| Talan Hildreth | Address: 603 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]*

☒ 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.

☒ 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.).

☐ 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:**

Hayden Erickson Talan Hildreth 03/28/26

(Prospective Tenants' Signatures) ▲ Print Names ▶ Hayden Erickson, Talan Hildreth (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.
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.

[X] 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]

[X] 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.

[X] 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.

[X] 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:***

Hayden Erickson Talan Hildreth 03/28/26
(Tenants' Signatures) ▲ Print Names ▶ **Hayden Erickson, Talan Hildreth** (Date) ▲

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

# 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:

■ **LANDLORD:** B & J Rentals

Name, address and contact information for rent payments: B & J Rentals, John Young, P.O. Box 445, Onalaska, WI 54650

Name and contact information for maintenance/management issues: John Young 608-792-5646

Name of agent for service of process: John Young, B & J Rentals

Address for service of process: John Young

■ **TENANT:** Number of occupants: 2 Names of Tenants: Hayden Erickson and Talan Hildreth

Names of other occupants (Minor children, etc.):

■ **PREMISES:** Building Address: 603 Hood Street 603, La Crosse, WI 54601

Apartment/room/unit: 603 Other: Included furnishings: appliances, refrigerator, range, oven and:

■ **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. 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 that default or any other default under this Contract.

■ **TERM:** CHECK EITHER (A) OR (B) AND COMPLETE AS APPLICABLE

[ ] (A) Month to month beginning on: -OR-

[X] (B) For a term of 12 1/2 months, beginning on August 15, 2026 and ending on August 31, 2027. (Note: A lease for a fixed term expires without further notice. If a tenancy is to be continued beyond the stated lease term, arrange for this in advance of lease expiration.)

■ **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 in trust.

■ **UTILITIES:** Check if paid by Landlord (included in rent) or Tenant (paid separately in addition to the rent):

| | Landlord | Tenant | | Landlord | Tenant | | Landlord | Tenant |
|---|---|---|---|---|---|---|---|---|
| Electricity | [ ] | [X] | Water | [ ] | [X] | Gas | [ ] | [X] |
| Hot Water | [ ] | [X] | Heat | [ ] | [X] | Trash | [X] | [ ] |
| Air Conditioning | [ ] | [X] | Sewer | [ ] | [X] | Other | [ ] | [ ] |

If any utilities or services payable by Tenant are not separately metered, Tenant's share is determined as follows:

Quarterly based on total # of tenants pro-rated.

■ **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.

■ **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 passage of the deadline.

■ **PROMISES TO REPAIR.** Any promise to repair, clean, or improve the Premises shall include a date of completion, and is stated in Special Provisions or a separate addendum attached to this Contract if the promise was made before the

execution of this Contract. Time is of the essence does not apply if Landlord gives Tenant timely notice of any delay due to causes beyond Landlord's control (labor stoppage, etc.) and states a new completion date.

■ **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 by Landlord before entering into this Contract and before accepting any earnest money or security deposit and stated in Special Provisions or an Attachment to this Contract [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, were disclosed by Landlord before entering into this Contract and before accepting any earnest money or security deposit and are listed in Special Provisions or an Attachment to this Contract [Wis. Admin. Code § ATCP 134.04].

■ **INSPECTION AND CHECK-IN SHEET.** Landlord shall provide a check-in sheet when Tenant commences occupancy of the Premises. Tenant has 7 days from the date Tenant commences occupancy to complete the check-in sheet and return it to Landlord. [Wis. Stat. § 704.08].

■ **SECURITY DEPOSIT.** Tenant's security deposit, less any amounts legally withheld, will be delivered or mailed to Tenant's last known address, or transmitted electronically if authorized by Tenant below, within 21 days of when Tenant vacates the Premises as established in accordance with Wis. Stat. § 704.28(4). 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. Tenant may not use the security deposit as payment of the last month's rent without Landlord's written permission. After Tenant vacates the Premises, Tenant shall return, or account for, any of Landlord's property held by Tenant such as keys and garage door openers.

■ **USE.** Tenant shall use the Premises for residential purposes only. Tenant shall not (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. Neither this provision nor any other provisions in this Contract or in the 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.

■ **GUESTS.** Tenant may have guests residing temporarily in the Premises if their presence does not interfere with the quiet enjoyment of other occupants, and if the number of guests is not excessive for the size of the facilities of the Premises. No guest may remain for more than two weeks without written consent of 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 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. Advance notice may be given by email if authorized per lines 161-169. Landlord may enter without advance notice with Tenant's consent, 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 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 terminate this Contract by

giving Landlord not less than 21 days' written notice, effective as of the end of a rent-paying period, citing the amendment and its effect on Tenant's use of the Premises.

■ **MITIGATION.** 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 remains liable for any deficiency.

■ **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 seven days from the date on which Landlord discovers the property and shall promptly return the property to Tenant if Landlord receives a request for its return before disposing of it. After that time, Landlord may dispose of this property in the manner that Landlord determines is appropriate, [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 [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 Contract 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 the 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 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; SMOKE ALARMS.** 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 five 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. Landlord must install and maintain the smoke alarms, and Tenant must inform Landlord in writing of any smoke detector problems, such as a dead battery. The Landlord has five days to correct the problem.

■ **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 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.

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

■ **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. Maintenance requests may be submitted by email if an email Address is given at lines 6-7. Default or eviction notices cannot be given electronically.

■ **PROTECTION FOR VICTIM OF CRIME.** No provision in this Contract or in the 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 Contract, 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 Contract.

■ **SEVERABILITY.** In accordance with Wis. Stat. § 704.02, if any provision of this Contract is rendered void or unenforceable, that provision is severed and does not affect or invalidate the other provisions of the Contract that can be given effect without the invalid provision. Should the entire Contract 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 PROVISIONS:** _____

Attachments 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* | |
| Amendment | | Utilities Cost Allocation | X |
| Other: | | Other: | |
| Other: | | Other: | |

■ **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.

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

**Landlord shall give Tenant a check-in sheet when Tenant commences occupancy of the Premises.**

**NOTE: SIGNING THIS CONTRACT CREATES LEGALLY ENFORCEABLE RIGHTS AND OBLIGATIONS. TENANT SHOULD CONSULT LEGAL COUNSEL REGARDING QUESTIONS AS TO THEIR LEGAL RIGHTS.**

(x) _____ 4/24/26

Landlord's/Property Manager's Signature ▲ Print Name Here ▶ John Young, B&J Rentals Date ▲

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

(x) Hayden Erickson hayden.erickson2006@gmail.com 03/28/2026

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

(x) Talan Hildreth talanheels@outlook.com Talan Hildreth 03/28/2026

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 ▲

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

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

# 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 603 Hood Street 603, 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) Hayden Erickson — 03/28/2026
Tenant's Signature ▲ Print Name ▶ Hayden Erickson — Date ▲

(X) Talan Hildreth — 03/28/2026
Tenant's Signature ▲ Print Name ▶ Talan Hildreth — Date ▲

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

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

(X) _____ — 4/24/26
Landlord/Agent's Signature ▲ Print Name Here ▶ John Young, B & J Rentals — Date ▲

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

# 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.

**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 March 24, 2026 for the Tenant (referred to in the singular whether one or more, also referred to as lessee), Hayden Erickson, Talan Hildreth , _____ with respect to the Property at 603 Hood Street 603, La Crosse, WI 54601 _____ Wisconsin, unit/apt./number 603 .

■ **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) _____ 4/24/26
(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) ▲

# 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) Hayden Erickson 03/28/2026
(Tenants' signatures) ▲ Print Names Here ► **Hayden Erickson** (Date) ▲

(X) Talan Hildreth 03/28/2026
(Tenants' signatures) ▲ Print Names Here ► **Talan Hildreth** (Date) ▲

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