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:

■ **LANDLORD:** RLH Fiduciary LLC and Wadina Family Trust

Name, address and contact information for rent payments: Safe House Property Management

Resident Portal: https://safehousepm.rentvine.com/portals/resident/ Mailing Address: 10936 N. Port Washington Rd. #317, Mequon, WI 53092

Name and contact information for maintenance/management issues: Safe House Property Management

Resident Portal: https://safehousepm.rentvine.com/portals/resident/

Name of agent for service of process: Safe House Property Management

Address for service of process: 10936 N. Port Washington Rd. #317, Mequon, WI 53092

■ **TENANT:** Number of occupants: 1 Names of Tenants:

Ryan Sullivan

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

■ **PREMISES:** Building Address: 8020 W Becher Street #2, West Allis, WI 53219

Apartment/room/unit: 8020 - 2 Other: Included furnishings: appliances, refrigerator, range, oven and:

N/A

■ **RENT:** Rent of $ $960.00 for Premises and $ 65.00 + $50.00 for other (specify: RPB + (S/W/T)) is due on the 1st day of each month. If payment is received or postmarked by the 5th day of the month when due, rent is $ $1,075.00 for the Premises and $ 75.00 + $10/day for other. Charges Incurred by Landlord for Tenant's returned checks are payable by Tenant. Landlord shall provide a receipt for cash payments. 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-

☑ (B) For a term of 12 months, beginning on 08/31/2026 and ending on 07/31/2027. (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 (Check One) ☑ Management ☐ Landlord ☐ None Held.

■ **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	☐	☑	Water	☐	☑	Gas	☐	☑
Hot Water	☐	☑	Heat	☐	☑	Trash	☐	☑
Air Conditioning	☐	☑	Sewer	☐	☑	Other	☐	☑

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

Sewer/Water/Trash charged at flat rate of $50/mo.

■ **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		Code Violations	
Lead-Based Paint Disclosure & Pamphlet		Real Estate Agency Disclosure	
Amendment		Utilities Cost Allocation	
Other: Resident Benefits Addendum	☑	Other:	
Other: Credit Reporting Addendum	☑	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) RentSigned by: Dennis Becker 07/08/2026

Landlord's/Property Manager's Signature ▲ Print Name Here ▶ Dennis Becker Date ▲

Landlord/Property Manager email address: pm@safehousepropmgmt.com

(x) RentSigned by: Ryan Sullivan sullivry420@gmail.com 07/07/2026

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

(x) _____

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

(x) _____

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

(x) _____

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

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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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LEASE RENEWAL AGREEMENT & NONSTANDARD RENTAL PROVISIONS

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

The term "Tenant" is defined broadly and includes any persons listed on the Residential Rental Contract, others in the household, guests, invitees, and anyone under their control. The term "Landlord" is also defined broadly and includes, but is not limited to, the owner of the rental property, the property manager of the rental property, and any employees or agents of the owner or property manager.

1. **PERFORMANCE:** In the event you do not return this Lease Renewal Agreement by the notice deadline, it will be assumed that you intend to vacate the rental property at the end of your current lease term.

2. **PREMISES:** 8020 W Becher Street, West Allis, WI 53219 8020 - 2
(street) (city, village, town) (state) (zip) (unit)

3. **TERM OF LEASE:** This lease is a 12 month lease starting 08/31/2026 to 07/31/2027; move out by 12PM noon, or a $500.00 move-out penalty fee automatically be deducted from Security Deposit.

4. **SECURITY DEPOSIT:** It is agreed that ___ **Landlord** / ☑ **Management** shall hold your security deposit of $895.00, subject to further assignment, as authorized. The deposit, less any amounts legally withheld, will be returned to Tenant's last known address within twenty-one (21) days after any event set forth in Wis. Stat. § 704.28(4). If any portion of the deposit is withheld, Landlord must provide Tenant with a written statement accounting for amounts withheld. The statement shall describe each item of physical damage or other claim made against the security deposit, and the amount withheld as reasonable compensation for each item or claim. If repair costs are not known within twenty-one (21) days Landlord may use a good faith estimate in the written accounting. The reasonable cost for tenant damage, waste, or neglect of the premises, normal wear and tear excluded, may be deducted from Tenant's security deposit as well as any amounts set forth in Wis. Stat. § 704.28(1). Tenant may not use the security deposit as payment for the last month's rent without the written permission of Landlord.

5. **RENT PAYMENTS**: Rent payments shall be made as follows;

   a) Rent of $960.00 for Premises and $65.00 + 50.00 for other (specify RBP + (S/W/T)) is to be received no later than the 1st day of the month and is payable using your Resident Portal. If rent is received after 5th the Tenant(s) shall pay a late fee of $75.00 + $10/day.

   b) ☑ Resident Benefits Package of $65.00 per month shall be paid with Rent to Management.

   ☐ Resident Amenity Fee of $25.00 per month shall be paid with Rent to Management.

6. **LATE FEE:** The late fee will be charged as set forth herein upon all late rental payments. Tenant(s) acknowledge that we may elect not to accept any payment from you if that payment does not include the full amount due at that time. We may, at our option, require at any time that you pay all rent and other sums in certified funds.

7. **POST FEE:** Tenant shall pay a fee of $50.00 for any demand notice or any non-compliance notice served upon the Premises. This posting fee shall not be considered a late fee, rather this posting fee is acknowledged to offset expenses incurred by Management, for the preparation and delivery of such notice.

8. **RETURNED CHECK/STOP PAYMENT FEE:** If any payment by Tenant is returned unpaid due to insufficient funds or for any other reason, Tenant will be charged a fee of $95.00 per occurrence. If Management incurs any other costs or fees as a result of Tenant's payment being returned due to insufficient funds or for any other reason, Tenant will also be charged the actual costs incurred by Management as a result. These fees and costs may be deducted from Tenant's security deposit.

Tenant agrees to each provision herein.

TENANT INITIALS: RS _____ _____ _____ _____

LEASE RENEWAL AGREEMENT & NONSTANDARD RENTAL PROVISIONS

9. **RENTERS INSURANCE:** Tenant is required to hold Renter's Insurance throughout term of tenancy and agrees to indemnify and hold Landlord harmless from any and all claims resulting from Tenant's use and occupancy of the entire premises throughout the term of the lease.

10. **UTILITIES:** Tenant(s) shall be responsible for payment of all utilities and utility services not specifically included by Landlord under the Residential Rental Contract. Water and sewer services shall remain in Landlord's name at all times and shall be billed back to Tenant as additional rent or separate utility reimbursement charges. Tenant shall establish and maintain all other required utility services in Tenant's name throughout the tenancy. Failure to maintain required utility services or any attempt to transfer water or sewer service into Tenant's name without Management approval shall constitute a lease violation and may result in a charge of $95.00 per occurrence, in addition to any costs incurred by Landlord.

11. **CONDITION OF PREMISES:** Tenant has accepted premises in "AS IS" condition, unless otherwise stated in writing, and maintain property in the same like kind condition as when granted occupancy. Tenant is aware that no physical alterations shall/may be made to property without prior written authorization and approval of Landlord. Tenant shall provide in writing **within seven (7) days**, any issues of said unit/property to Landlord upon occupancy.

12. **SMOKE AND CO DETECTORS:** Landlord has furnished smoke and carbon monoxide (CO) detectors, and Management will test them and provide working batteries when you first take possession. After that, you must test as required and pay for and replace batteries as needed. We may replace dead or missing batteries at your expense, without prior notice to you. You must immediately report detector malfunctions to Management. Neither you nor others may disconnect detectors. You will be liable to others and us for any loss or damage from fire, smoke, or water if that condition arises from your disconnection, failing to replace batteries, or from neglecting to reporting malfunctions.

13. **MAINTENANCE:** You are responsible, at your own expense for:
    a) Maintaining the Premises in good repair and sanitary manner including all equipment, appliances, smoke and CO detectors, plumbing, heating and air conditioning, and will surrender the same, at termination, in as good condition as received, normal wear and tear excepted;
    b) All inside and outside pest and/or insect control after the second week of occupancy;
    c) Clearing drain and sewer blockage(s) not caused by broken lines, or tree roots;
    d) Clearing all blockages of garbage disposal and repairs,
    e) Replacing any and all interior or exterior glass that becomes broken or cracked for any reason and any window or door screens that become torn or ripped for any reason;
    f) Replacing any and all lightbulbs;
    g) Changing any and all furnace filters at least quarterly;
    h) Re-lighting of furnaces, hot water heaters and gas fireplaces.

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

14. **DAMAGE, WASTE OR NEGLECT:** If Tenant causes any damage, waste, or neglect to the Premises or the rental property, that is not the result of Landlord's negligent acts or omissions, Tenant will be responsible for the actual costs incurred by Landlord to repair or replace the damage, waste, or neglect. If Landlord performs the work, Tenant will be responsible for the time Landlord spends to repair or replace the damage, waste, or neglect at a rate of **$**75.00 per hour per person plus the cost of any materials. These amounts may be deducted from Tenant's security deposit.

15. **MODIFICATIONS TO THE PREMISES:** If Tenant makes any modifications to the Premises or rental property without the prior written permission of Landlord, Tenant will be responsible for the actual costs incurred by Landlord to return the Premises or rental property to its original condition. If Landlord performs the work, Tenant will be responsible for the time Landlord spends to return the Premises or rental property to its original condition at a rate of **$**45.00 per hour per person plus the cost of materials. These amounts may be deducted from Tenant's security deposit.

Tenant agrees to each provision herein.

TENANT INITIALS: RS _____ _____ _____ _____

LEASE RENEWAL AGREEMENT & NONSTANDARD RENTAL PROVISIONS

16. **SMOKING:** No smoking or use of vaping devices will be permitted in, on, or around premises without prior written consent of Landlord. Should any evidence of smoking be detected at any time, including evidence of cigarette butts, Tenant shall be charged an inspection fee of **$** 50.00 plus any relevant violation fees, painting, and cleaning costs to mitigate any smoke smell or damage, as determined by Management. These fees and costs may be deducted from Tenant's security deposit.

17. **KEYS & LOCKS:** Tenant(s) shall be liable for the entire cost all of key/lock replacements and shall not change the locks or add a deadbolt lock without written consent.
    a. Tenant(s) shall be liable for actual cost, but not less than **$** 150.00, to gain access into apartment and/or building due to misplaced, lost or stolen keys, if being allowed access by Landlord/ Management.
    b. Re-Key apartment for failure to return all keys: Actual Cost plus **$** 50.00 Service Charge
    c. Repair Locks/Dead Bolt: Actual Cost
    d. Allow access to apartment due to misplaced keys: **$** 150.00

18. **LAWFUL USE:** Tenant shall not permit the premises to be used for any unlawful purpose or any purpose that will, in the sole judgment and discretion of the Landlord, injure the reputation of the premises or the building of which the premises is part of. This will constitute breach of contract.

19. **GARBAGE/TRASH REMOVAL:** If Tenant leaves garbage or trash anywhere on the rental property including, but not limited to, the hallway, outside of the Premises, or in any common area of the building or grounds not designated for the deposit of garbage or trash, Tenant will be responsible for the actual costs incurred by Landlord to remove and properly dispose of any garbage or trash. If Landlord performs the work, Tenant will be responsible for the time Landlord spends to remove and properly dispose of any garbage or trash at a rate of **$** 45.00 per hour per person plus the cost of any materials. These amounts may be deducted from Tenant's security deposit.

20. **FAILURE TO PROPERLY DISPOSE OF RECYCLABLES:** If Tenant fails to separate and deposit recyclables in the appropriate containers as required by law or local ordinance, Tenant will be responsible for the actual costs incurred by Landlord to separate and deposit recyclables in the appropriate containers including, but not limited to, any fines imposed and collected by a municipality. If Landlord performs the work, Tenant will be responsible for the time Landlord spends to separate and deposit recyclables in the appropriate containers at a rate of **$** 45.00 per hour per person plus the cost of any materials. These amounts may be deducted from Tenant's security deposit.

21. **LAWN CARE:** Tenant(s) shall not be responsible for cutting all grass on the property including the front, back, and side lawns. Tenant shall not allow the grass to grow longer than 6 inches. If Tenant allows the grass to grow longer than 6 inches, Tenant(s) will be charged actual costs at a rate of $ 45.00 per hour per person plus the cost of any materials. If Landlord receives a fine or fee from the local municipality as a result of Tenant's failure to cut the grass in violation of any law or municipal ordinance, then Tenant will also be responsible for repayment of any and all fines or fees. These amounts may be deducted from Tenant's security deposit.

22. **SNOW REMOVAL:** Tenant(s) shall not be responsible for all snow and ice removal from the municipal sidewalk to the front door and for all sidewalks along the side and back of the property as well as the garage pad. All snow and ice removal shall be completed as soon as possible but in no instance later than **12 hours after snowfall**. For both personal safety and preservation of the concrete, it is recommended that Tenant use sodium chloride for all ice control needs. If snow and ice removal is not completed within **12 hours after snowfall**, Tenant(s) will be charged actual costs at a rate of $ 45.00 per hour per person plus the cost of any materials. If Landlord receives a fine or fee from the local municipality as a result of Tenant's failure to remove snow and ice in violation of any law or municipal ordinance, then Tenant(s) will also be responsible for repayment of any and all fines or fees. These amounts may be deducted from Tenant's security deposit.

Tenant agrees to each provision herein.

TENANT INITIALS: RS _____ _____ _____ _____

LEASE RENEWAL AGREEMENT & NONSTANDARD RENTAL PROVISIONS

23. **PARKING:** Tenant may park his/her vehicle in the designated area or space as set forth in the rental agreement. If Tenant parks his/her vehicle anywhere other than the designated area or space Tenant will be charged a fee of **$**25.00 for each day that the vehicle is parked in a non-designated space. Inoperable vehicles and vehicles in the process of being repaired may not be kept on the Premises and the above-mentioned fee will also be charged to Tenant for each day that this rule is not followed. Tenant agrees that any abandoned, unlicensed, derelict, inoperable and / or wrongfully parked vehicles on the Premises may be towed from the Premises by us, or hired towing company, at your expense. You further agree not to store and / or park any vehicle, trailer, camper, boat, or any other similar recreational item or vehicle on the Premises without our written consent. You agree not to store and / or park any commercial or public vehicle on the Premises under any conditions. You agree not to make any repairs of the aforementioned motor vehicle and / or recreational items on the Premises without our written consent. We may regulate the time, manner, and place of parking cars, trucks, motorcycles, bicycles, boats, trailers, and recreational vehicles. Illegally parked vehicles may be towed without notice. A vehicle is prohibited from the Premises if it: (1) has flat tires or other conditions rendering it inoperable; (2) has an expired license or inspection sticker; (3) takes up more than one parking space; (4) belongs to a resident or occupant who has surrendered or abandoned the Premises; (5) blocks another vehicle from exiting; (6) is parked in a fire lane or designated “no parking” area; or (7) is parked in a space marked for other resident(s)or unit(s). You will pay for the cost of removal of oil, drips, or stains in any assigned driveway, parking area or garage. Tenant must ensure that all visitors follow the rules or risk being charged the above-mentioned fees. These amounts may be deducted from Tenant’s security deposit.

24. **PETS:** No pets of any kind are allowed (even temporarily) anywhere on the Premises, unless we’ve so authorized in writing. If we discover a pet on the property, Tenant shall pay Management a **$**250.00 inspection fee plus **$**25.00 per day fee until the pet is removed.

25. **GUESTS:** Tenant may have temporary guests at the Premises provided such guests do not interfere with the quiet enjoyment of other residents and are not excessive for the size or occupancy limits of the Premises. No guest may reside at the Premises for more than **fourteen (14) non-consecutive days** within any **one (1) year period** or for more than **three (3) consecutive days** within any **one (1) month period** without prior written approval from Management. No guest shall remain at the Premises unless Tenant is also present. Any guest exceeding these limits shall be presumed to be an unauthorized occupant unless approved in writing by Management. Evidence of unauthorized occupancy may include, but is not limited to, recurring overnight presence, receipt of mail or deliveries, possession of keys or access devices, personal belongings maintained at the Premises, recurring vehicle presence, or other objective indicators of residency. In the event an unauthorized occupant remains in the Premises, Tenant shall pay Management a $250.00 administrative and inspection fee plus $25.00 per day additional occupancy charge until such person vacates the Premises or is approved in writing by Management as an authorized occupant. These amounts may be deducted from Tenant’s security deposit.

26. **FAILURE TO PERMIT ACCESS TO UNIT:** If Tenant fails to permit access to unit after Management has properly complied with all notice provisions set forth in Wis. Stat. ch. 704 and Wis. Admin. Code § ATCP 134, Tenant will be charged a fee of **$**50.00 for each occurrence. Tenant will also be charged for any damages and/or costs incurred by Landlord as a result of Tenant’s failure to allow access to unit. These amounts may be deducted from Tenant’s security deposit.

27. **NOTICE TO RENEW:** No later than sixty (60) days prior to end of lease term, Tenant shall have first right of negotiation for lease renewal. Tenant is required to give Management sixty (60) days written notice, prior to end of lease to notify Management of their intentions to renew lease. If Tenant does want to renew lease, Landlord will have the right to renew, or not to renew lease, at their discretion, and/or on terms acceptable to Landlord. If Tenant does not renew lease, Landlord shall have the ability to market said property until end of lease term, and Tenant shall allow all showings from Realtor/Agent upon advanced, reasonable notice, **no less than 12 hours** during the sixty (60) day period.

Tenant agrees to each provision herein.

TENANT INITIALS: RS _____ _____ _____ _____

28. **MODIFICATION OF LEASE:** In the event Tenant requests modifications to lease, Management shall charge a **$** 100.00 administrative fee to accommodate. These amounts may be deducted from Tenant's security deposit.

29. **RE-RENTAL COSTS:** Tenant will be responsible for all charges permitted under Wis. Stat. § 704.29 including, but not limited to, all costs incurred to re-rent the vacated unit and all utilities for which Tenant is responsible through the end of the term of the rental agreement, subject to Landlord's duty to mitigate. Should Tenant request re-rent with early move-out, Tenant shall remain financially responsible up to Start Date of new lease or existing lease expiration, whichever is earlier. There shall be a re-rental processing fee of **$** 500.00 payable to Management to facilitate a successful re-rent in addition to tenant placement fee of 1 month's rent. These charges may be deducted from Tenant's security deposit.

30. **FAILURE TO VACATE AT END OF LEASE OR AFTER NOTICE:** If Tenant remains in possession of the Premises without the consent of Landlord after expiration of the lease, termination of tenancy by notice given by either Landlord or Tenant, or after termination by valid agreement of the parties, Tenant will be responsible for the actual costs incurred by Landlord for the time Tenant improperly remained in possession of the Premises. In absence of proof of greater damages, Landlord shall recover minimum damages of twice the rental value apportioned on a daily basis for the time Tenant improperly remained in possession of the Premises. Should Tenant's hold over result in the loss of any portion of rent by Landlord, Tenant shall be responsible for that lost rent. These amounts may be deducted from Tenant's security deposit.

31. **SURRENDER / ABANDONMENT:** Tenant(s) agree that if you abandon or vacate the Premises and leave behind personal property of yours, occupants, guests, invitees, or any other person claiming them, we will have the right to remove and dispose of said personal property as we will see fit, at your sole risk and cost and without recourse by you or any person claiming under or through you against us. If you do not occupy the Premises for more than fifteen consecutive days without written notice to us, we may presume that it is your intent to abandon the Premises and any personal property within the Premises. You covenant to occupy the Premises and you will be in default if you do not occupy the Premises on a regular, continuing, and consistent basis. If you have not removed any and all personal property from the Premises at the time you have surrendered or abandon the Premises, it will be presumed that your intent is to abandon such personal property. You acknowledge that we are in the business of renting the Premises and the removal of the property is necessary to our livelihood as such, you will indemnify us against any claim or cost for any damages or expense with regard to the removal, disposal and / or storage of the property, including allowable attorneys' fees and costs regardless of who makes a claim against us in connection with our removal of any property. You will have abandoned or surrendered the Premises if you turn in any keys regardless of whether rent is paid or not. You will have abandoned or surrendered the Premises if any of the following events occur and if your personal belongings have been substantially removed, and you do not appear to be living in the Premises in our reasonable judgment: (1) Your move-out or notice-to-vacate date has passed; (2) You are in default for non-payment of rent for 5 consecutive days; (3) Water, gas, electric, or any other utility for the Premises connected in your name has been terminated or disconnected; (4) We are in the process of judicially evicting you for any reason and you fail to respond for 2 consecutive days to any notice posted on the Premises stating that we consider you to have abandoned the Premises. You also abandon or surrender the Premises 10 days after the death of a sole resident. If you abandon the Premises or vacate the Premises upon the expiration or termination of this Lease while leaving personal property within the Premises, you specifically and irrevocably waive all title and interest you have to such property and grant to us full authority to immediately dispose of same without notice, court order, or accountability. Tenant will be charged the actual costs incurred by Landlord/Management to remove and/or dispose of Tenant's personal property. These fees and costs may be deducted from Tenant's security deposit.

32. **SURRENDERING PREMISES:** Tenant(s) is/are responsible for cleaning the unit prior to surrendering. Tenant is also responsible for cleaning all appliances owned by Landlord that are within the unit prior to surrendering. The unit and the appliances should be as clean upon surrendering as they were when Tenant moved into unit, reasonable wear and tear excepted. If Tenant fails to clean unit and/or appliances prior to surrendering, except in circumstances when

Tenant agrees to each provision herein.

TENANT INITIALS: RS _____ _____ _____ _____

cleaning would be construed as reasonable/normal wear and tear, Tenant will be assessed a fee of **$** 45.00 per hour unless the actual cost is higher, then the Tenant will be charged the higher cost to clean the unit and appliances. Such rental charges and actual costs may be deducted from Tenant's security deposit. Any late charge or NSF fee owed at the time Tenant vacates will be deducted from the security deposit.

33. **RETURN OF KEYS/GARAGE DOOR OPENER:** If Tenant fails to return all keys including, but not limited to, mailbox, laundry, and storage keys, as well as garage door openers upon vacating, Tenant will be charged actual costs incurred. These fees may be deducted from Tenant's security deposit.

34. **FORWARDING NOTICE:** Tenant shall, in writing, and **within five (5) days** of surrendering said premises, provide Management with an address to which the refundable portion of the security deposit may be returned to Tenant. Management shall, within **twenty-one (21) days** after Tenant surrenders said premises, return the refundable portion of said security deposit to Tenant at the written address provided for such refund or to Tenant's last known address, providing written statement accounting for any amounts withheld.

35. **RENTAL PROMOTION/CONCESSION:** If Tenant vacates the Premises, is evicted prior to the end of the lease, or if Tenant's tenancy is terminated for failure to pay rent or any other breach of the Residential Rental Contract, Tenant will be responsible for reimbursing Landlord for any rental promotion or concession received. All rental promotion or concession amounts will be treated as unpaid rent and will immediately become due and payable by Tenant. These amounts may be deducted from Tenant's security deposit.

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

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

38. **ADDITIONAL PROVISIONS:**

a)

b)

Tenant agrees to each provision herein.

TENANT INITIALS: RS _____ _____ _____ _____

LEASE RENEWAL AGREEMENT & NONSTANDARD RENTAL PROVISIONS

39. **INTERPRETING THIS LEASE CONTRACT/ NON-WAIVER:** No action or omission of us or our representative(s) will be considered a waiver of any subsequent violation, default or time of performance. Our not enforcing or belatedly enforcing written notice requirements, rental due dates acceleration, liens, or other rights, isn't a waiver under any circumstance. Exercising one remedy won't constitute an election or waiver of other remedies. All remedies are cumulative. This Lease Contract is subordinate to existing and future recorded mortgages. No waiver of any term, provision or condition of this Agreement, in any one or more instances, will be deemed to be or will be construed as a further or continuing waiver of any such term, provision or condition or as a waiver of any other term, provision, condition or right under this Agreement. Our acceptance of any sums of money from you following an event of default will be taken to be a payment on account by you and will not constitute a waiver by us of any rights, nor will any such payment cure your default if such payment is less than the full amount due and outstanding, nor will any such payment from you reinstate this Agreement if previously terminated by us.

40. **INDEMNIFICATION:** Tenant(s) agree to hold us harmless and to indemnify us against any losses, damages or claims including attorneys' fees and costs made by you for all risk assumed by you under this section. Because you are not covered by our insurance and because of the risk assumed by you under this section, we require you to secure adequate renter's property and liability insurance to insure and protect you against risk of losses. To the greatest extent permitted by law, you agree to hold us harmless and to indemnify us against and from any lawsuit, loss, cost, expense, damage or claim including attorneys' fees and costs resulting from any injury, whether to property or to person, whether to you, your family, occupants, guests, invitees, or any person entering the Premises or the community of which the Premises is a part. Unless prohibited by law, you waive any insurance subrogation rights or claims against our insurers and us.

41. **PREVAILING LANGUAGE & SEVERABILITY:** To the extent that this Addendum conflicts with the language in the lease, this Addendum shall prevail. Furthermore, unenforceability or invalidity of one or more clauses in this Addendum shall not have an effect on any other clause in this Addendum. If it is possible, any unenforceable or invalid clause in this Addendum shall be modified to show the original intention of the parties.

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

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

TENANT(S)

(x) Ryan Sullivan _____ Date: 07/07/2026
Name:

(x) _____ Date: _____
Name:

(x) _____ Date: _____
Name:

(x) _____ Date: _____
Name:

(x) _____ Date: 07/08/2026
Landlord / Agent of Owner: Dennis Becker

Tenant agrees to each provision herein.

TENANT INITIALS: RS _____ _____ _____ _____

RULES AND REGULATIONS

Tenant(s): Ryan Sullivan

Address of Premises: 8020 W Becher Street, West Allis, WI 53219 West Allis WI 53219

(Street) (City, State, Zip)

These Rules and Regulations are incorporated into Tenant's Residential Rental Agreement. If there is any conflict between the terms and conditions of the Rules and Regulations and those contained in the Residential Rental Agreement, the terms and conditions of the Rules and Regulations shall be controlling.

GENERAL

1 These Rules and Regulations are necessary to insure the proper use and care of the property as well as to insure the protection and safety of the landlord, his employees, other tenants, and neighbors.
2 Tenant will be responsible for the conduct of any and all family members, guests, invitees, and/or others under tenant's control.
3 The term "tenant" is defined broadly and includes, all persons named in the rental agreement, their family members, guests, invitees, and/or others under their control.
4 Tenant shall not engage in criminal activity or any other activity that disturbs others or damages the property. Nothing in the prior sentence authorizes landlord to terminate the tenancy of tenant based solely on the commission of a crime in or on the rental property if tenant, or someone who lawfully resides with tenant, is the victim, as defined in Wis. Stat. § 950.02(4), of that crime.
5 Landlord has the right to make other reasonable rules and regulations as may be necessary for the safety of others and the property.
6 A violation of these Rules and Regulations constitutes a material breach of tenant's rental agreement and may result in termination of tenancy and eviction.
7 These Rules and Regulations will be enforced strictly and without exception.
8 Nothing in these Rules and Regulations authorizes landlord to terminate the tenancy of tenant based solely on the commission of a crime in or on the rental property if tenant, or someone who lawfully resides with tenant, is the victim, as defined in Wis. Stat. § 950.02(4), of that crime.

USE OF PROPERTY

9 The term "property" is defined broadly and includes, but is not limited to, the home or apartment building, individual rental units, common areas, grounds upon which the home or apartment building is located, and any other associated physical structures.
10 The property is to be used as a personal residence only and is for the individuals listed on the rental agreement only.
11 The property shall not be used to operate any form of business for any reason, including but not limited to, a child-care facility.
12 The property shall not be used for any illegal activity whatsoever or for any activity that in the opinion of the landlord will damage the property. Nothing in the prior sentence authorizes the landlord to terminate the tenancy of tenant based solely on the commission of a crime in or on the rental property if tenant, or someone who lawfully resides with tenant, is the victim, as defined in Wis. Stat. § 950.02(4), of that crime.
13 Tenant shall not do anything on the property that may increase the risk of fire or compromise safety, increase the landlord's insurance premiums, or which would be a violation of state or local laws or regulations.
14 Tenant shall not keep any hazardous items on or inside of property including, but not limited to, paint, lacquer, turpentine, paint thinner, acetone, gasoline, motor oil, pesticides, herbicides, kerosene, propane, lighter fluid or any other hazardous, flammable or combustible items.
15 Tenant shall not possess or use on the property the following items including, but not limited to, swimming or wading pools, trampolines, slip 'n slides or any other water recreation devices, air, pellet or BB guns/rifles, explosives, fireworks, sparklers, candles, space heaters or any other items that, in the opinion of landlord, create an unreasonable risk of injury or damage, without the prior written consent of landlord.
16 Tenant is prohibited from using any portion of the basement or attic as a living quarters including, but not limited to, for sleeping.
17 No rummage sales, or sales of any kind, may be held on the property without the prior written consent of landlord.
18 No car washes, for profit or otherwise, may be held on the property without the prior written consent of landlord.
19 Tenant agrees to use all appliances, fixtures, and equipment in a safe manner and only for the purpose for which it was intended.
20 Tenant agrees not to destroy, deface, damage, or remove, any part of the property.

APPEARANCE & UPKEEP OF PROPERTY

21 Tenant shall not allow any sign, advertisement, or notice to be placed inside or outside the rental unit or on the property without the prior written consent of landlord.
22 Tenant shall use only appropriate window coverings, such as drapes or blinds. Rugs, towels, blankets, or sheets are not allowed.
23 Tenant agrees to keep the rental unit in a clean, safe, and sanitary condition and not litter the property.
24 Tenant is responsible for replacing any light bulbs within the rental unit. Tenant shall only use the proper wattage of bulb as specified on the light fixture.
25 Tenant is responsible for replacing any batteries for smoke alarm and carbon monoxide detectors located within the rental unit.
26 Tenant agrees to regularly and properly dispose of garbage and recyclable materials and to place such items in the proper receptacles provided for that purpose.
27 Neither garbage nor recyclable materials shall be kept on the porch, common areas, or grounds. Tenant agrees to comply with any and all laws, ordinances, and/or regulations regarding the collection, sorting, separation, and recycling of materials.

Initial Tenant 1 RS Initial Tenant 2 _____ Initial Tenant 3 _____ Initial Tenant 4 _____

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If tenant wishes to dispose of any large items, it is the responsibility of tenant to make special arrangements in accordance with local ordinances and laws, to dispose of such items. Any charges incurred by landlord as a result of tenant's failure to comply with the above will be the responsibility of the tenant.

Tenant agrees to keep all personal property within the rental unit or other assigned areas. Personal property shall not be kept in common areas or on the grounds and will be immediately removed and disposed of by landlord. Any costs incurred by landlord to remove tenant's property will be the tenant's responsibility.

Tenant shall cooperate with the landlord to keep common areas and grounds in a safe and clean condition.

Tenant agrees to promptly notify landlord of any maintenance or repair issues.

MODIFICATIONS TO PROPERTY

Tenant is prohibited from making any alterations, additions, or improvements to the inside or outside of the property, including but not limited to, painting, varnishing, wallpapering, or installing any fixtures, without the prior written consent of landlord.

Should tenant make any alterations, additions or improvements in violation of the above, landlord may immediately remove it and tenant will be responsible for all costs incurred by landlord to return the property to its original condition.

Tenant is not authorized to instruct any contractors hired by landlord to provide any additional services not previously authorized by landlord.

DAMAGE, WASTE, OR NEGLECT

If the property is damaged as a result of the intentional acts, negligence, carelessness, or misuse by tenant, tenant will be responsible for the repair costs incurred by landlord.

Tenant must reimburse landlord within ten (10) days of demand for any damage, waste, or neglect to the property and/or any other amounts owed due to tenant's failure to follow these Rules and Regulations.

CHANGING LOCKS

Tenant will not install additional or different locks or gates on any doors or windows in the property without the prior written consent of landlord.

If landlord approves tenant's request to install or change locks, tenant agrees to provide landlord with a new key within twenty four (24) hours.

Tenant will be responsible for any repair costs incurred by landlord to gain entry to property if tenant does not provide landlord with a new key within twenty four (24) hours.

Tenant shall not give any keys to the property to any person other than those listed on the rental agreement without the prior written consent of landlord.

PLUMBING

Tenant will be responsible for the cost of any and all plumbing repairs resulting from the improper use of the plumbing facilities by tenant.

Tenant will not dispose of any cloth, metal, glass, wool, plastic, condoms, feminine hygiene products, or similar items in the toilet, sink, or garbage disposal.

Tenant will immediately report to landlord in writing if any pipes or faucets are leaking or if any toilet continues to run. If tenant fails to notify landlord, then tenant will be responsible for any increased water bill.

Tenant will not leave water running except during actual use.

Tenant will only do laundry in designated areas and during the posted hours unless otherwise approved by landlord.

SMOKING

No smoking is allowed on the property at any time unless otherwise indicated in writing by landlord.

Any damage to the property as a result of tenant's smoking will be the tenant's responsibility.

WATERBEDS

No furniture filled with liquid, including but not limited to waterbeds, is allowed on the property without the prior written approval of landlord.

LOITERING

Tenant will not loiter, congregate, or play in common areas of the building, including but not limited to the hallways, stairways, basement, garages, storage areas, and driveways.

NOISES & ODORS

Tenant will not make or permit noises, odors, or other acts that will disturb the right or comfort of other tenants and/or neighbors. Tenant agrees to keep the volume of any radio, stereo, television, computer, musical instrument, or any other device at a level that will not disturb other tenants and/or neighbors. Nothing in the prior sentences authorizes landlord to terminate the tenancy of tenant based solely on the commission of a crime in or on the rental property if tenant, or someone who lawfully resides with tenant, is the victim, as defined in Wis. Stat. § 950.02(4), of that crime.

GUESTS

Tenant is responsible for the conduct of any and all guests.

No guest may reside in the property for more than fourteen (14) non-consecutive days within any one (1) year period or for more than three (3) consecutive days within any one (1) month period.

No guest shall remain on the property unless tenant is also present.

PETS

Pets are not permitted on the property at any time without the prior written consent of landlord.

GRILLING

No grilling is allowed within ten (10) feet of the property.

No grilling is allowed on any balcony or porch.

Only covered grills are allowed to be used - no fire pits or bonfires allowed.
Any grilling materials must be removed from common areas and/or grounds after use.

Indoor storage of gas grills, gas tanks, charcoal, or lighter fluid is prohibited.

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SUBLETTING / ASSIGNMENT

60 Tenant shall not assign or sublet the property, or any part of the property, without the prior written consent of landlord. This prohibition includes, but is not limited to, short-term rentals and/or vacation rentals through websites like Airbnb, Homeaway, or VRBO.

VEHICLES

61 Only vehicles authorized by landlord may be parked on property.
62 Tenant must register the license plate number, model, and make of tenant(s) vehicle(s).
63 Vehicles of tenant's guests must be parked in designated spaces, if any, otherwise they must be parked on the street.
64 Tenant's guests or invitees may not park their vehicles in other tenant's parking spaces.
65 Tenant shall not park any unregistered, unlicensed, or inoperable vehicles on the property.
66 Tenant shall not park any commercial or recreational vehicles on the property without the prior written consent of landlord.
67 At no time is tenant allowed to repair vehicles on the property, including but not limited to, changing flat tires and/or changing oil.
68 Any unauthorized, unregistered, or inoperable vehicles on the property may be ticketed and/or towed.
69 Tenant shall not drive any vehicle on the grass or sidewalk at any time.
70 Vehicles must be maintained in reasonably good repair and shall not drip fluids or cause damage to landlord's property.
71 If tenant's vehicle causes any damage to the property, such costs to repair, will be the tenant's responsibility.
72 Tenant shall not wash any vehicles on the property without the prior written consent of landlord.

INSURANCE

73 It is tenant's responsibility to obtain insurance coverage for their personal property stored on the property. Landlord shall not be responsible for any loss or damage to tenant's property unless the loss or damage was the result of landlord's negligent acts or omissions.

NON-WAIVER

74 Any failure to act by Landlord with regard to any specific violation or breach of these Rules and Regulations by Tenant shall be considered temporary and does not waive Landlord's right to act on any future violation or breach by Tenant.

ADDITIONAL RULES AND REGULATIONS:

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88 _____
89 _____

A VIOLATION OF THE ABOVE RULES AND REGULATIONS SHALL CONSTITUTE A MATERIAL VIOLATION OF TENANT'S RENTAL AGREEMENT AND IS GOOD CAUSE FOR TERMINATION OF TENANCY AND EVICTION OF TENANT.

Tenant RentSigned by: Ryan Sullivan _____ 07/07/2026 _____ Tenant _____ _____
Signature *Date* *Signature* *Date*

Tenant _____ _____ Tenant _____ _____
Signature *Date* *Signature* *Date*

Owner/Agent of Owner RentSigned by: Dennis Becker _____ 07/08/2026 _____
Signature *Date*

6/5/2023 - Drafted by Attorney Tristan R. Pettit of Petrie + Pettit S.C.

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Resident Benefits Package Lease Addendum

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

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

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

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

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

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

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

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

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

- **Policy is purchased from an A-rated carrier**
- **Policy meets or exceeds the required $100,000 in property damage and personal liability**
- **Safe House Property Management is listed as additional interest**
- **InsuranceSupport@SecondNature.com is also listed as additional interest**
- **Safe House Property Management address is listed as:**
  - **10936 N Port Washington Rd #317, Mequon, WI 53092**

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

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

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

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

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

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

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

Additional Terms and Conditions

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

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

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

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

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

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

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

RentSigned by:
Ryan Sullivan
Tenant — 07/07/2026 Date

Tenant — Date

Tenant — Date

Tenant — Date

RentSigned by:
Dennis Becker
Landlord, and/or Landlord's Agent — 07/08/2026 Date

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Credit Reporting Addendum

This Addendum ("Addendum") is made part of the Residential Rental Contract ("Agreement") dated 08/31/2026, and is between Safe House Property Management ("Management") and Ryan Sullivan

(collectively and individually "Residents"), for the premises at 8020 W Becher Street, West Allis, WI 53219 (the "Leased Premises"). Where the terms and conditions of this Addendum vary or conflict with the terms and conditions of the Agreement, the terms and conditions of this Addendum shall control.

Management shall report Residents' monthly rental payment history, to the major Credit Bureaus during the period Management actively manages the Leased Premises. Residents acknowledge and agree that if Management no longer manages the Leased Premises, Management's reporting of future monthly rental payments shall cease. However, Management reserves the right to continue reporting any unpaid balances, collections, judgments, damages, lease violations, or other amounts owed by Residents that accrued during Management's period of management.

By signing below, Residents authorize Management to furnish information regarding Residents' rental payment performance and account history to consumer reporting agencies as permitted by applicable law.

Resident Signature: RentSigned by: Ryan Sullivan DOB: 03/04/1992 Date: 07/07/2026

Resident Signature: _____ DOB: _____ Date: _____

Resident Signature: _____ DOB: _____ Date: _____

Resident Signature: _____ DOB: _____ Date: _____

Cosigner Signature: _____ DOB: _____ Date: _____

Property Management: RentSigned by: Dennis Becker Date: 07/08/2026

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Tenant Maintenance Guidelines

Renting a home is a great way to experience life for many individuals and families, and we want to support you in making the most of that experience. Along with living in a clean, functional, and safe home there comes a set of responsibilities.

Click the link to view self help repair videos on common repair items for which you may be responsible: https://safehousepropertymanagement.com/diy-maintenance-videos/

The list below provides a few examples of the types of items that are the responsibility of the lease holder.

For additional information about resident responsibilities, we recommend referencing your lease for more information and detailed descriptions.

- ✓ The care and upkeep of the premises.
- ✓ Keep all plumbing and electrical fixtures clean and properly operating.
- ✓ Damages to walls, woodwork, or painting.
- ✓ Small item repairs.
- ✓ All pest control.
- ✓ Cleaning and maintaining all appliances.
- ✓ Maintaining a minimum heat of 50 degrees to prevent freezing of the pipes.
- ✓ Properly maintaining in good working condition all thermostat, smoke alarm, and carbon monoxide detector batteries.

Tenant responsibilities based on lease (if applicable)

- ✓ Maintenance of the yard, landscaping, and snow removal.
- ✓ Parking of vehicles.
- ✓ Cleaning and maintaining all gutters, drains, and downspouts.
- ✓ Clean furnace filters quarterly.

*Please reference lease for additional information and a detailed description of responsibilities.

SERVICE REQUEST FEES

We're happy to take care of any of your service requests. However, if the reason for the service request falls under the responsibility of the lease holder, a minimum service fee of $75.00 will be charged to the resident account.

Do not submit duplicate requests (duplicate requests can cause delays in sending a technician from the date the original ticket was received. Trip fees will be billed to residents for duplicate requests.)

EMERGENCY VS NON-EMERGENCY REQUESTS

As part of collecting critical information needed to mobilize our team, we would like to review with you what is defined as an Emergency vs. A Non-Emergency Service Request.

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PLEASE NOTE: ***If life-threatening emergency, call 911.*** Emergency service requests constitute situations where persons or property are in danger of imminent harm, such as fire, smoke, flooding water or active criminal activity. Emergency situations include but are not limited to those listed below.

Emergency	Non-Emergency
• Fire • Gas Leak • Flooding • Broken Pipe • Electrical Outage • Broken Lock or Window • Lack of Heat under 67°	• Smoke Detectors • Landscaping • Home Interior Repairs • Appliance Malfunction • No Hot Water (temporarily) • Pest Control • Parking Disputes • Noise Complaints • Tenant Lock Out • Minor Leaks

Per the terms of your residential lease agreement, you are responsible, at your own expense, for certain repair items. If you submit a repair request for one of the below listed items you may be back billed for the cost of the repair.

- ✓ Toilet backups
- ✓ Slow draining sinks or tubs
- ✓ Garbage disposal malfunction
- ✓ Reset electrical breaker
- ✓ Smoke / CO2 detector battery replacement
- ✓ Pest control
- ✓ Furnace filter replacement (to be done quarterly)

IMPORTANT: Repair or damage caused by tenant negligence or misuse is your responsibility. In such cases, repairs will be made, but you will be charged for the cost of the labor and materials.

Click the link to view self help repair videos on common repair items for which you may be responsible: https://safehousepropertymanagement.com/diy-maintenance-videos/

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