RESIDENTIAL LEASE

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

PARTIES

TENANT(S): Jorge Compan

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

LANDLORD: Sweeney Stays

Address: _____

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

Address: **809 Gillette St La Crosse WI 54603**

PREMISES

Street Address: 903 Zeisler St

City/State/Zip: La Crosse, WI 54601

Apartment/Unit/No.: _____

RENTAL TERM

First Day of Term: 6/1/2026 Last Day of Term: 5/25/2027

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

RENT

Rent Amount $ 1445 **per** Month **due on or before the** 1st **day of each** Mont **. Rent checks shall be made payable to (Landlord) (Landlord's Agent) STRIKE ONE and mailed or delivered to (Landlord) (Landlord's Agent) STRIKE ONE . ALL TENANTS, IF MORE THAN ONE, SHALL BE JOINTLY AND SEVERALLY LIABLE FOR THE FULL AMOUNT OF ALL PAYMENTS DUE UNDER THIS LEASE.**

UTILITIES

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

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

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

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

SECURITY DEPOSIT

Tenant shall pay a security deposit in the amount of $ 1445 upon execution of this Lease, to be held by Property Owner.

Tenant's security deposit, less any amounts legally withheld, will be delivered or mailed to Tenant's last known address within 21 days after Tenant vacates the Premises as established in Wis. Stat. § 704.28(4). Tenant is responsible for giving Landlord his/her new address. When Tenant vacates the Premises Tenant shall return, or account for, any of Landlord's property held by Tenant, such as keys, garage door openers, etc.

SPECIAL CONDITIONS

$50/month pet fee (1 dog)

© WRA Forms Subscription Library

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

LANDLORD'S RIGHT TO ENTER Landlord may enter the Premises, at reasonable times with at least 12 hours advance notice, to inspect the Premises, make repairs, show the Premises to prospective tenants or purchasers, or comply with applicable laws or regulations. Landlord may enter without advance notice upon consent of the Tenant, when a health or safety emergency exists, or if Tenant is absent and Landlord believes entry is necessary to protect the Premises or the building in which they are located from damage.

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

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

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

LEAD-BASED PAINT PROVISIONS (If Premises is "target property" constructed before 1978) Tenant has received, read and understands Landlord's lead-based paint (LBP) disclosures and the *Protect Your Family From Lead In Your Home Pamphlet* (Pamphlet). Tenant agrees to follow the practices recommended in the Pamphlet and shall immediately notify the Landlord in writing if Tenant, Tenant's guests or any other occupant observes any other conditions indicating the presence of a potential LBP hazard, as described in the Pamphlet.

TENANT RULES & OBLIGATIONS

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

RESIDENTIAL USE 1. To use the Premises for residential purposes only for Tenant and Tenant's immediate family.

2. To NOT make or permit use of the Premises for any purpose that will injure the reputation of the Premises or the building of which they are a part.

3. To NOT use or keep in or about the Premises anything that would adversely affect coverage of the Premises or the building of which they are a part under the property and casualty insurance policies on the Premises and the building wherein the Premises are located.

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

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

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

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

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

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

© WRA Forms Subscription Library

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

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

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

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

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

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

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

NOTICE OF DOMESTIC ABUSE PROTECTIONS

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

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

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

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

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

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

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

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

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

CODE VIOLATIONS AND CONDITIONS AFFECTING HABITABILITY Unless disclosed to Tenant before entering this Lease and accepting any earnest money or security deposit, or stated in Special Conditions or an Attachment to this Lease: (1) Landlord has no actual knowledge of any building code or housing code violation that affects the Premises or a common area associated with the Premises, presents a significant threat to Tenant's health or safety, and has not been corrected; and (2) none of the following conditions adversely affecting habitability are present on the Premises: no hot or cold running water, plumbing or sewage disposal facilities not in good operating order, unsafe or inadequate heating facilities (incapable of maintaining at least 67ºF in living areas), no electricity, electrical wiring or components not in safe operating condition, or structural or other conditions substantially hazardous to Tenant's health or safety or that create an unreasonable risk or personal injury through the reasonably foreseeable use of Premises by Tenant.

© WRA Forms Subscription Library

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

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

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

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

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

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

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

SPECIAL CONDITIONS _____

_____

_____

_____

_____

_____

_____

_____

_____

_____

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

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

© WRA Forms Subscription Library

(x) Pat Griffith 4/23/2026

Landlord's/Property Manager's Signature ▲ Print Name Here ►RPI Management Date ▲

Landlord/Property Manager email address: _____

(x) Jorge Compan 4/23/2026

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 ▲

(x) _____

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

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

© WRA Forms
Subscription Library

LEASE ADDENDUM

ELECTRONIC DELIVERY **OF** CERTAIN **DOCUMENTS** AND INFORMATION

Wis. Statute 704.10 allows a landlord to provide a tenant with certain information and documentation via electronic means such as an email address at which a party has consented to receive notices or documents. Specifically, the following may be sent via electronic means:

1.) A copy of the rental agreement and any other document related to the rental agreement (for example, rules and regulations, nonstandard rental provisions, and other rental documents.

2.) A security deposit and any documents related to the accounting and disposition of the security deposit and security deposit refund.

3.) Any promise made by the landlord, before entering into the rental agreement, to clean, repair, or otherwise improve any portion of the rental unit.

4.) A notice to enter the rental premises (for example, 12-hour notice to enter).

Jorge Compan

Tenant

_____

Tenant

_____

Tenant

_____

Tenant

Pat Griffith

RPI Management

MOLD AND MILDEW ADDENDUM

Molds grow best in warm, damp, and humid conditions. Reducing moisture and proper housekeeping significantly reduces the chances of mold growth.

RESIDENTS AGREE TO:

- Keep the apartment properly ventilated by periodically opening windows during dry, mild weather only and allowing circulation of fresh air. Do not open windows on cold days when temperatures are below 50 degrees.
- Keep the premises clean and regularly dusted and vacuumed.
- Be mindful of cooking and boiling water as it can put several pints of water into the air per day. Keep bedroom and closet doors ajar for proper circulation-do not over stuff closets.
- Use exhaust fans when showering/bathing and leave the fan on and the bathroom door open for a minimum of 30-40 minutes after to remove moisture/humidity.
- Wipe down any and all visible moisture on walls, windows, sills, mirrors, glass, appliances, kitchen and bathroom fixtures, etc. as soon as it is noticed. Check for moisture daily. Hang shower curtain inside the tub when showering.
- Open blinds and curtains regularly to allow light into the premises and keep airflow circulating. No curtains or blinds should be sealed or tight to the window sill at any time. Drapes and other window coverings contribute to the problem by restricting the flow of warm air over the glass fixture.
- Do not keep any items pressed up against an outside wall including, curtains, blinds, furniture, boxes, blankets, rugs, etc. Keep outside walls open for proper airflow.
- Use a dehumidifier to remove moisture from you home if it is still humid. Water must be drained from de-humidifiers every hour.
- Do not put plastic over your air conditioner in the winter. Proper air flow and ventilation is required.
- Humidifiers will only be used if absolutely necessary. They will then only be used in the center of a room, at least 3 feet from walls with the interior unit doors open at all times.

IF MOLD HAS OCCURRED ON THE SURFACE OF WALLS, TILE, PLASTIC, CAULK, OR VINYL FLOORING AS A RESULT OF HIGH HUMIDITY AND IMPROPER AIR FLOW, THE RESIDENT AGREES TO CLEAN THIS AREA WITH SOAP, WATER, AND UNDILUTED WHITE VINEGAR OR A SIMILAR DISINFECTANT

Jorge Compan
Tenant

_____
Tenant

_____
Tenant

_____
Tenant

Pat Griffith
RPI Management

Non-Standard Rental Provisions

1. NSF: Non-sufficient fund checks must be replaced by a money order for the rent PLUS a $50.00 service charge.

2. LATE RENT: Rent is due on the first of the month. If rent is received by management or postmarked after the 5th day of the month the following late charges will be added: $50.00 AFTER THE 5TH DAY, PLUS $5.00 PER DAY UNTIL PAID.

3. ABSOLUTELY NO SMOKING ALLOWED INSIDE RENTAL UNIT, INCLUDING BATHROOMS, LAUNDRY AREAS AND ALL COMMON AREAS (INCLUDING ENTRYWAYS). This includes tenants and visitors. If caught, tenant will be penalized a minimum **$300** charge and will be responsible for all damages that result of this.

4. Tenant agrees that odors, smoke, and smells including those related to cooking and everyday noises or sounds are all a normal part of a multifamily living environment and that it is impractical for Landlord or Management to prevent smells from penetrating your apartment.

5. Please put furniture protectors/coasters under furniture to protect hardwood/laminate floors. Only clean wood floors with Murphy‘s Oil Soap.

6. All keys must be returned by Noon of the last day of your lease term or the cost of new locks will be deducted from your security deposit with a minimum charge of **$200**. Tenant may NOT duplicate any keys. Additional keys must be obtained from Landlord. Tenant shall not change or add any locks.

7. There will be a charge of **$25.00** per hour to fill any vacancy for re-renting the premises if Tenant breaks the Lease term. The Advertising costs will also be added. These charges shall be deducted from the security deposit.

8. There will be a charge of **$75.00** for unlocking your doors. If any damage occurs to door or door jamb due to forced entry, the Tenant will be charged accordingly for damages.

9. Any Assessments or fines incurred by the Landlord for tenants actions, including but not limited to, garbage removal, failure to comply with the recycling laws, noise violations, etc. shall be paid by the tenants and may be deducted from the security deposit.

10. Tenant agrees not to park more than one vehicle on off-street parking without prior consent of MANAGEMENT. Tenant will move any vehicle parked on the premises at least once every 48 hours. The parking of campers, trailers and boats are not allowed without prior consent of MANAGEMENT.

JC

11. Tenants agree to keep common areas (hallways, laundry rooms, porches, entryways, etc.) clean and free of any debris or obstructions.

12. To IMMEDIATELY GIVE TELEPHONE AND WRITTEN NOTICE to MANAGEMENT of running toilets, dripping faucets, leaky roof or any other serious conditions requiring immediate attention. Tenant will be held liable if damage is increased due to negligence of Tenant or failure to inform MANAGEMENT.

13. If applicable, residents understand that the Landlord reserves the right to remove or disable laundry machines for any reason.

14. Roofs are off limits. Roof damage will result from foot traffic. You will be responsible for repairs.

15. Tenants understand that there are no fire rings or burning pits allowed.

16. CHECKING OUT OF APARTMENT AT LEASE END: Tenant will move out of the apartment at 12:00 Noon when the lease ends. If tenant moves out after this time, Tenant shall be liable to management for any resulting losses, including rent, court costs, attorney's fees. A charge of $50.00 will be assessed for each hour tenant remains after 12:00 Noon on the last day of month of the lease expiration date.

17. RESIDENT'S PERSONAL INSURANCE: Resident must obtain Renters Insurance to protect personal belongings and MUST obtain from the insurer a waiver of subrogation rights against the MANAGEMENT . The Tenant shall look into his own insurance for reimbursement for loss from fire, water, wind, vandalism, theft or any loss whatever. Residents waives any and all claims of any nature whatsoever against the MANAGEMENT on behalf of the Resident, its insurers and all other persons claiming through the Resident.

18. LOSS, DAMAGE, OR INJURY TO RESIDENT OR HIS/HER PROPERTY: Tenant shall not make claim against MANAGEMENT for loss of injury or damage sustained by or from insects, pests, fire, water, deluge, overflow, sewer back-up or from malfunction or breakdown of appliances in apartments. Resident shall not make claim for any loss of any articles by theft or from any other cause. It is expressly agreed that Resident shall be solely responsible for the security of Residents possessions regardless of whether said building shall have any form of security system. Resident acknowledges that MANAGEMENT shall not be responsible for preventing the entry of a person or persons into the apartment building or the Resident's apartment.

JC

19. RENTAL OF APARTMENT “AS IS”: Resident acknowledges that I have inspected the apartment and appliances in an “as is” condition without any liability or obligation on the part of the MANAGEMENT to make any alterations or improvements in or about the apartment during the term of the lease.

20. CLEANLINESS OF APARTMENT DURING SHOWING TO RE-RENT: The condition of the apartments must be kept clean and orderly throughout the period of showing for re-renting. If first request to keep the apartment presentable is disregarded, a professional cleaner will be hired and cost charged back to resident. Residents will arrange activities so that apartment is available to show during the day and early evening.

21. Please only use small nails or pins to hang pictures on the walls. SCREWS/TAPE/ STICKY TAPE IS NOT ALLOWED. All wood/laminate floors must be protected with padding under anything that may scratch the floor. Floors must be cleaned upon move out. These fees and costs may be deducted from the tenant’s security deposit.

22. Do Not use a charcoal or gas grill on any of the decks, balconies or porches. This is an extremely dangerous fire hazard and against City fire codes. THIS INCLUDES COLD STORAGE OF GRILLS ALSO . You will be responsible for any tickets from the City Fire Department.

23. Parking: Tenant may park his/her vehicle in the designated area or space as set forth in the rental agreement. If tenant parks vehicle anywhere other than the designated areas or space the tenant will be assessed a fee of $5.00 for each day that the vehicle is parked in a non-designated space. Disabled vehicles and vehicles in the process of being repaired may not be kept on the premises and the above-mentioned fee will also be assessed against the tenant for each day that the rule is not followed. Tenant must insure that all visitors follow the above rules or risk being assessed the above-mentioned fees. Any vehicle not being used MUST be stored elsewhere or it will be ticketed and towed at owner’s expense. Guests should park on the street in fairness to all of our tenants. Only vehicles bearing current license plate and in operational condition may be parked in the parking area unless approved of in advance. These fees and costs may be deducted from the Tenant’s security deposit. No recreational vehicles are allowed in the lot to include motor homes, ATV’s, boats, trailers, etc. without prior written consent of MANAGEMENT.

24. Dumpster or Garbage/Recycling Totes: Dumpsters are for household garbage only. Do not set items such as furniture, stereo equipment, TV’s, computers, etc. inside or near dumpster. You will be charged accordingly per item. If tenant leaves garbage or trash in hallway, outside of door unit, or in any other common areas of the building or yard which is not designated for the deposit of garbage or trash, tenant will be assessed a $50.00 fee or each instance plus the actual costs incurred by landlord to remove the garbage or trash. These fees and costs may be deducted from the tenant’s security deposit. All refuse and

waste shall be routinely and frequently removed from the Leased Premises and deposited in trash bags in trash containers. Trash shall not be placed on the ground. Tenant shall not litter or place any trash in or about the Leased Premises.

25. SNOW REMOVAL : Tenant agrees to shovel and salt all steps and sidewalks on premises within 24 hours of accumulation of 1/2 inch or more of snow unless otherwise stated in lease. Any fines incurred from the local municipality will be deducted from tenant's security deposit.

26. Mowing/Yardwork: Tenant is responsible for lawn mowing and normal yard work to keep the Lease Premises safe and attractive.

27. FURNACE FILTERS: If applicable, tenant must inspect and replace furnace filters every 3 months. Tenant's will be held liable for any damages to furnace or cleaning of air ducts due to clogged furnace filter.

28. WATER SOFTENERS : If applicable, tenant(s) must ensure there is salt in water softener throughout the lease period and fill bin upon move out. Tenant will be charged $20/50lb bag that is needed to fill bin and responsible for any damages due to hard water if unit is equipped with a water softener system.

29. TOILETS AND DRAINS: Tenant shall not use any product such as drano or drain cleaner. Only toilet paper and human waste should be flushed down toilets. Common things flushed that SHOULD NOT be flushed include but are not limited to: **Wet wipes (baby wipes disinfecting wipes, "flushable" wipes, makeup wipes), condoms, paper towels, paper, disposable diapers, facial tissues, feminine hygiene products including tampons, cotton swabs and bandaids, grease/oil, dental floss, cat litter, cigarette butts, and needle**s. Tenant shall be liable for any damage resulting from misuse of plumbing fixtures. Landlord requires Tenant to provide their own toilet plunger. In the event of an overflow, Tenant is required to shut off the water, plunge toilet, and notify Landlord immediately. If maintenance removes a blockage caused by a tenant, the tenant will be responsible for all plumbing costs associated with the repair.

30. Tenant shall use a drain catcher to catch hair in shower drains. Failure to do so resulting in drains needing to be professionally cleaned will be charged back to tenant. Tenant shall supply and use a shower curtain as needed and shall be responsible for preventing damage from leaking or standing water.

31. Check-In Sheet: Tenant(s) acknowledges their obligation to complete and return check in sheet to the Landlord within seven (7) days of lease start date.

JC

32. Tenant will not allow any item or debris to be thrown or dropped from windows, balconies, door, or any other opening. Tenant will not cover or obstruct any window, door or transom with foil, sheets, blankets, or any other items not approved by in writing by Landlord.

33. All provisions, groceries, furniture, sleds, strollers, bicycles, boxes or other similar articles shall be taken in or removed through the doors of the Leased Premises, and all damage to the building caused by moving or carrying of articles shall be paid by the Tenant. Riding of bicycles, tricycles, etc. inside the Leased Premises is not permitted.

34. In the event Tenant fails to pay any utility charge when due, then Landlord may pay said past due utility charges and Tenant shall indemnify Landlord upon billing for any amounts it shall pay on behalf of the Tenant including utilities to last day of lease term or extension thereof.

Tenant fully acknowledges and agrees to the non-standard rental provisions that are made part of this lease agreement.

Jorge Compan _____
Resident Signature

_____
Resident Signature

_____
Resident Signature

_____
Resident Signature

Pat Griffith _____
Manager Signature

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

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 managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____

_____

(ii) PG _____ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) _____ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____

_____

(ii) PG _____ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

(c) _____ Lessee has received copies of all information listed above.

(d) _____ Lessee has received the pamphlet *Protect Your Family from Lead in Your Home.*

Agent's Acknowledgment (initial)

(e) PG _____ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Jorge Compan			
Lessor	Date	Lessor	Date
Lessee	Date	Lessee	Date
Pat Griffith	4/23/2026		
Agent	Date	Agent	Date

Residential Lease Agreement

Audit Log

Document e-signed by Jorge Compan - jorgecompan2005@gmail.com

Jorge Compan JC

Signature Date: 04-23-2026 - 11:40 AM UTC

IP Address: 205.185.153.42

Document e-signed by RPI Management - rpim809@gmail.com

Pat Griffith RPIM

Signature Date: 04-23-2026 - 11:55 AM UTC

IP Address: 23.87.65.75

Document completed

04-23-2026 - 11:55 AM UTC