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

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): Nathan L. Welker

LANDLORD: Elite Homes & Holdings

Address: c/o 1400 Pine Street, La Crosse, WI 54601

Landlord's Agent for maintenance, management, service of process and collection of rent - (Note in "Special Conditions" if more than one agent): Munson Realty, Inc.

Address: 1400 Pine Street, La Crosse, WI 54601 (608) 785-7187

PREMISES

PREMISES - Street Address: 611 Wall St.

City/State/Zip: La Crosse, WI 54601

Apartment/Unit/No.:

RENTAL TERM

First Day of Term: Oct. 1, 2025 Last Day of Term: Oct 1, 2026 by Noon

This agreement is only for the stated term and is automatically renewable. This lease shall be automatically renewed, without notice from either party; on identical terms, except that it shall be a month-to-month tenancy with a 60 day notice to vacate required.

UTILITIES

Tenant must pay all utility charges that are separately metered or subject to cost allocation, as follows:

Utility Charges	Electric	Heat	Water	Unit Gas	Air Conditioning	Hot Water	Trash/Recycling
Included in Rent							✓
Separately Metered	✓	✓		✓	✓	✓	
Cost Allocation *			1/4				

* Explain in Special Conditions Tenant's failure to timely pay utilities bills for which Tenant is responsible is a breach of this Lease.

RENT

Rent Amount $ 825 per Month due on or before the 1st (first) day of each Month Rent Payments 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 AGREEMENT. See Addendum D requiring rent to be paid on the online tenant portal.

SECURITY DEPOSIT

Upon execution of this Lease, Tenant agrees to pay a security deposit in the amount of $ 825 + 200 pet deposit to be held by Landlord: Elite Homes & Holdings. 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.

CHECK-IN SHEET

Tenant acknowledges that when Tenant commences his or her occupancy of the Premises, Landlord is required to provide a check-in sheet. Tenant shall be given 7 days from the date Tenant commences his or her occupancy to complete the check-in sheet and return it to Landlord. A check-in sheet is not required for the rental of a plot of ground on which a manufactured home or a mobile home may be located [per Wis. Stat. § 704.08].

SPECIAL CONDITIONS

Special Conditions: A 60-day notice to vacate is required, if no notice is received, this lease will automatically renew on a month-to-month basis and rent will increase by 5%.

Any rent received after the 3rd day of the month will result in a $10 per day administrative fee until paid in full.

** the water bill above includes sewer charges (water/sewer) Tenant Initials: NW

LANDLORD'S RIGHT TO ENTER

Landlord may enter the Premises occupied by the Tenant, 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; ABANDONMENT; PERSONAL PROPERTY

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. If Tenant is absent from the Premises for three consecutive weeks without written notice of such absence to Landlord, Landlord may, in Landlord's sole discretion, deem that Tenant has removed from the Premises and proceed to rerent the Premises. Unless otherwise agreed to in writing, if Tenant removes from the Premises or is evicted from the Premises and leaves personal property behind, Landlord may presume that Tenant has abandoned the personal property. Landlord will not store personal property abandoned by Tenant and may dispose of it in any manner deemed appropriate by Landlord. If the personal property is prescription medication or prescription medical equipment, Landlord shall hold the property for 7 days from the date on which Landlord discovers the property. After that time, Landlord may dispose of this property in the manner that Landlord determines is appropriate, but shall promptly return the property to Tenant if Landlord receives a request for its return before disposing of it [per Wis. Stat. § 704.05(5)(am)]. If the abandoned property is a manufactured home, mobile home or titled vehicle (includes automobiles), Landlord must give notice, personally or by regular or certified mail, to Tenant and any secured party known to Landlord of Landlord's intent to dispose of the property by sale or other appropriate means [per Wis. Stat. § 704.05(5)(b)].

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.

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TENANT RULES & OBLIGATIONS RESIDENTIAL USE

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:

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 a standard fire or extended insurance policy.

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.

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

IMPROVEMENTS

9. Unless Tenant has received specific written consent from Landlord, to NOT do or permit any of the following:
   a. Paint upon, attach, exhibit, or display in or about the Premises any sign or placard.
   b. Alter or redecorate the Premises.
   c. Drive nails, tacks, and screws or apply other fasteners on or into any wall, ceiling, floor, or woodwork of the Premises.
   d. Attach or affix anything to the exterior of the Premises or the building in which it is located.

GUESTS

10. To NOT permit any guest or invitee to reside in the Premises 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.
12. To NOT assign this Lease nor sublet 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.
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; or to engage in any drug-related criminal activity on or near the Premises. Such conduct may result in Tenant's immediate eviction upon 5 day's notice, but not if Tenant or someone lawfully residing with Tenant is the victim 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 section 106.50(5m)(dm) of the Wisconsin statutes, a tenant has a defense to an eviction action if the tenant can prove that the landlord knew, or should have known, the tenant is a victim of domestic abuse, sexual assault, or stalking and that the eviction action is based on conduct related to domestic abuse, sexual assault, or stalking committed by either of the following:

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

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

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

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

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

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

CODE VIOLATIONS

Landlord has no actual knowledge of any building code or housing code violation that affects the Premises or a common area associated with the Premises, presents a significant threat to Tenant's health or safety, and has not been corrected, unless disclosed in Special Conditions or an Attachment to this Lease [per Wis. Stat. § 704.07(2)(bm)]. The Premises do **NOT** contain any of the following conditions adversely affecting habitability unless listed under Special Conditions or in an Attachment: 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 that are substantially hazardous to health or safety, or create an unreasonable risk of personal injury through reasonably foreseeable use of the Premises by Tenant.

CONDITIONS AFFECTING HABITABILITY

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.

AGENCY NOTICE

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

SEX OFFENDER NOTICE

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

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

ATTACHMENT	Check √	ATTACHMENT	Check √
Guarantee/Renewal/Assignment/Sublease		Nonstandard Rental Provisions	X
Rules and Regulations	X	Promises to Repair	
Smoke and Carbon Monoxide Detector Notice		Code Violations or recycling notice	X
Lead-Based Paint Disclosure & Pamphlet	X	Real Estate Agency Disclosure	
Other: PbL	X	Other: Addendum & Security Deposit Agreement	X

IN WITNESS WHEREOF, the parties have executed this Lease on _____

LANDLORD: Deborah Munson 9/15/23 TENANTS: Nathan Weller

TENANTS: _____

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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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"NON STANDARD RENTRAL PROVISIONS"
ADDENDUM TO LEASE

A.) Tenants are responsible for changing all furnace filters, light bulbs, weather stripping and putting plastic on the windows. If the tenant requests the landlord to do such tasks, tenant agrees to reimburse the landlord any and all costs incurred. If not paid when due, charges shall be deducted from the security deposit.

_____
Tenant(s) initials

B.) Under no conditions can a tenant use the security deposit in lieu of rent, except that if the tenant is not in default under the lease, the tenant can use 50% of the deposit as payment toward the last month rent if notified in writing by the owner/manager, and the deposit paid is 2 x's greater than a month of rent. (strike if not applicable).

_____
Tenant(s) initials

C.) All rents are due on the first of the month, if rent is more than three days late, a charge of $10.00 per day late fee will be charged or the maximum allowed by law, whichever is less. If not paid when due, it shall be deducted from the security deposit.

_____
Tenant(s) initials

D.) Tenants are responsible for keeping premises sufficiently heated in the winter (no less than 63 degrees) to avoid freezing pipes, etc. Tenants will also be responsible for restarting of the furnace or thawing and/or repairing frozen pipes in the event that the fuel gauge was not watched closely enough and the tank ran out of oil. If this should happen after the oil company's business hours and an added fee is incurred, this shall be the responsibility of the tenants. All charges above may be charged against the security deposit.

_____
Tenant(s) initials

E.) All keys must be returned by noon of the last day of your lease term or the cost of the new locks will be deducted from your security deposit with a minimum charge of $95.00. Upon returning keys, tenants must sign out of the unit at our office and leave a forwarding address with management.

_____
Tenant(s) initials

F.) Unusually soiled carpets are considered damage. Tenants shall professionally shampoo carpets upon vacating premises and shall provide management with a receipt. The carpet must be clean and free of damage after shampooing. Any cleaning of the apartment or carpet shampooing costs can be charged against the security deposit.

_____
Tenant(s) initials

G.) There shall be a charge for actual out of pocket expenses and an hourly rate of $65.00 per hour staff time to fill any vacancy for re-renting a unit before the end of the lease term. Such charges can be deducted from the security deposit.

_____
Tenant(s) initials

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H.) There will be a $100.00 charge for unlocking your doors. Any NSF checks, or declined ACH payments will have a $50.00 service charge. These charges can be deducted from the security deposit.

Tenant(s) initials

I.) Any assessments or fines incurred by the landlord for tenants actions, including but not limited to, garbage removal, failure to comply with recycling laws, noise violations, lawn care, snow removal, etc., shall be paid by the tenants and may be deducted from the security deposit. If a staff member needs to come during a police involved situation after hours, there will be a $65 fee incurred to the tenants at fault.

Tenant(s) initials

J.) Tenants shall be held liable for any loss of rent and all other damages including hotel and meal costs incurred by landlord for failure to leave premises in tenantable status. These costs may be deducted from the security deposit.

Tenant(s) initials

K.) Tenants are required to pay a full month of rent for the last month of the lease term. Even if the lease ends on a date other than the last day of the month.

Tenant(s) initials

L.) Tenants are responsible for damage to the unit and such damages may be deducted from the security deposit.

Tenant(s) initials

M.) In the event that during the tenancy the unit becomes infested with insects or other pests due to the acts or inaction of the tenant, the tenant shall pay the cost of treatment and shall assist in the treatment of the premises for such infestation. Tenant shall be liable for all costs and these costs may be deducted from the security deposit.

Tenant(s) initials

N.) In the event landlord is required to bring an eviction action, landlord shall be entitled to keep the security deposit for up to 21 days after landlord re-rents the apartment or after the lease ends (whichever is sooner), **not** 21 days after the writ of restitution is executed or the landlord learns that the tenant has vacated.

Tenant(s) initials

O.) The landlord may apply security deposit monies to allowable charges as set forth in this lease at any time during the lease term and/or at the time of renewal. If the deposit amount held by landlord is reduced by application to allowable costs, tenants shall replace the deposit amount within 30 days of written notice. Failure to do so constitutes a violation of the lease.

Tenant(s) initials

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ADDITIONAL TERMS OF THE CONTRACT:

_____

_____

_____

_____

_____

ADDITIONAL ADDENDUM TO LEASE

A.) All tenants shall, within 7 days of the first day of the lease term, notify landlord (in writing) of any damages or uncleanliness present in the apartment/house.

B.) PROPERTY SHALL BE KEPT CLEAN AND NEAT AT ALL TIMES.

C.) It is tenant(s) responsibility to mow lawn, maintain overgrown bushes, shrubs, sucker trees and weeds and remove snow, if tenants lease so designates.
_____ TENANTS ___X___ LANDLORD.

D.) All rent payments shall be made through the online tenant portal. A processing fee will be applied by the processing platform. If you receive permission to pay to our office, we require payments to be made with **ONE CHECK OR MONEY ORDER** (no cash accepted). There will be a $20 service fee applied to all payments made by check or money order. Payments can also be mailed to our office at: 1400 Pine Street, La Crosse, WI 54601. Security Deposits cannot be paid online and must be paid by check or money order.

NW
_____
Tenant(s) initials

E.) All tenants, if more than one person, **are jointly and severally liable** for the full amount of any payments due under the lease, acceptance of partial delinquent payments does not constitute a waiver of that default or any other default under this lease. Acceptance of individual tenant payments or taking any other action against one or more tenant does not constitute a waiver of tenants joint and several obligations. If rent is paid by individual automated bank withdrawals; this does not constitute a waiver of joint and several liability. All tenants are **jointly and severally responsible** for damages done by roommates and all guests, as well as any unpaid utility bills owed to the landlord and such charges can be deducted from the security deposit.

F.) All sublessors must be approved by the manager and meet the manager's requirements. Sublessor must be signed on the lease to be recognized by management (at that time as a tenant). Otherwise, sublessors are the responsibility of the tenants and tenants are responsible for all actions of sublessor.

G.) No Signs, banners, advertisements, blankets, towels, flags etc. shall be displayed on the exterior of the premises from windows, balconies, decks etc. If you notice any repairs needed to balconies, notify the landlord immediately and refrain from use. No garbage or indoor furniture is allowed on decks, porches, balconies or rooftops.

NW
_____
Tenant(s) initials

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P.) Tenants are aware that the city of La Crosse, Wisconsin allows no more than **THREE, FOUR OR FIVE** unrelated people in a unit and that the landlord has made the tenant aware of such law. If tenants fail to abide by such ordinance, tenant shall pay any and all fines incurred by the landlord. Such costs may be deducted from the security deposit.

_____
Tenant(s) initials

Q.) Any tenant intending on subleasing for any amount of time will be charged an administration fee of $250 per sublease agreement. The sublease will not be valid until the administrative fee is paid in full.

_____
Tenant(s) initials

R.) Quality Apartment Services, LLC; contracted by Munson Realty, Inc. bills at a rate of $65/hr. for any damages caused by tenants (beyond normal wear and tear) as well as for tenant requested maintenance.

_____
Tenant(s) initials

S.) Tenants shall comply with section 8.02 of the La Crosse ordinances regarding recycling and garbage collection. In part, these provisions require the following:

a. Non-recyclable garbage may only be put out for collection in the plastic garbage containers that have been provided to you with the list attached. La Crosse will no longer accept plastic garbage bags that are not inside a garbage container.
b. The weight of the garbage container shall not exceed 50 pounds.
c. Garbage shall not be placed out for collection prior to 12 hours before the scheduled collection time.
d. **Electronics, large items (beds, couches, boxes etc.) And other hazardous materials shall not be placed out for collection or inside of bins or dumpsters**. These items must be hauled to the refuse center. **Tenants will be charged $200** if caught placing these items out for collection.
e. Recyclables shall only be placed in proper recycling containers and shall be separated from other garbage.

In the event that the landlord/owner is required to fulfill any duties that are the obligation of the tenant and/or in the event that the landlord/owner suffers any economic loss as a result of a fine or other fee imposed due to the failure of the tenant to properly follow the ordinance or costs to clean up garbage or replace containers other than normal wear and tear, the tenant shall reimburse landlord/owner for such costs and fees and such fees and costs can be deducted from the tenant security deposit.

It is further the tenants' obligation to notify the landlord/owner within 24 hours of noticing that the provided garbage containers have been damaged, lost or in any other way no longer meet the ordinance requirements so that the landlord/owner can remedy the problem.

_____
Tenant(s) initials

T.) The tenant(s) agrees that in the event an eviction is filed upon them; they must remove their personal belongings from the property within 7 days of the eviction being served. After 7 days; the landlord is allowed to dispose of the tenant(s) belongings left in the property how the landlord sees fit.

_____
Tenant(s) initials

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H.) Tenants agree **not** to have ¼ or ½ barrels in the apartment/house or on the premises. Tenant also agrees not to have a hot tub on the premises.

I.) Tenants are responsible for all damaged screens, windows, doors and glass regardless of cause, unless it is weather related.

J.) The tenants have a right to request in writing, a written list of physical damage and defects, for which the landlord deducted money from the previous tenants security deposit.

K.) If the property related to this lease requires parking permits, tenant is aware that the parking permits and rules will be issued at another date other than the execution of this lease. Tenants are aware that off street parking at the property is not a guarantee under the terms of the lease.

L.) Landlord recommends that the tenant buy renters insurance. The building owner's or manager's insurance does not cover loss of tenants personal property.

M.) No animals are allowed on the premises without written consent of the landlord. All tenants are subject to a $200 penalty fee for any animal brought onto the premises without prior Management authorization. This applies to all visiting animals and tenants who are pet sitting.

N.) No outdoor play equipment shall be kept outside without written permission from management. This includes basketball hoops, play sets, pools, trampolines, etc. **Fire pits are not allowed** unless approved by the landlord. Tenants will be charged a $100 fine for an unauthorized fire pit on the premises.

O.) Televisions may never be mounted on any wall surface. There will be a $250 penalty plus any additional costs for repair for each mounted television installed on the premises without permission from the landlord.

P.) Tenants shall not remove window screens, blinds, closet doors, room doors etc. without owner's consent. You are financially responsible for replacement or repair to any of these items at a rate of $65/hour plus materials.

MW

Tenant(s) initials

CHECK IF APPLICABLE

✓ TENANTS PAY ALL UTILITIES

✓ TENANTS SHARE THE UTILITIES, THEIR PORTION TO BE PAID PROMPTLY TO THE LANDLORD

✓ TENANTS PAY WATER AND SEWER

✓ TENANTS WHO INTEND TO SUBLEASE THEIR UNIT **MUST PAY THEIR RENTS IN ADVANCE** TO THE LANDLORD.

____ THE ADDITIONAL SECURITY DEPOSIT **IS TO BE PAID NO LATER THAN NOVEMBER 15, 20____**. THE $10.00 PER DAY LATE FEE WILL BE CHARGED IF NOT PAID WHEN DUE.

MW

Tenant(s) initials

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MAINTENANCE AND REPAIR

Q.) Tenants who remove or discard of smoke/co2 alarms will be billed back staff time to replace or rehang at a rate of $65/hour plus materials. Tenants are responsible for ensuring the smoke/ co2 alarms are working on a monthly basis.

NW

Tenant(s) initials

R.) **IF THERE IS A LANDLORD PROVIDED DE-HUMIDIFIER; TENANTS ARE REQUIRED TO KEEP IT PLUGGED IN AND RUNNING AND ALSO RESPONSIBLE FOR DRAINING EXCESS LIQUID PROPERLY.** Tenants who have been provided a de-humidifier are subject to routine inspections to ensure they are working properly.

NW

Tenant(s) initials

S.) **PLUMBING EXPENSES AND REPAIRS CAUSED BY A TENANT'S ACTION OR INACTION DURING USE OF A TOILET, TUB, SINK, DRAIN, RADIATOR, ETC. WILL BE THEIR FINANCIAL RESPONSIBILITY.** The owner is not responsible for any blockage or leakage that is not clearly defined as being the result of tree roots, defective plumbing or natural weather occurrences. If maintenance makes a repair or removes a blockage; it will be at a rate of $65/hour for staff time plus materials. If a plumber must be called; you will be responsible for the bill unless under the circumstances listed above.

DO NOT:

- Flush or discard anything in the toilet besides toilet paper. Tampons, wet wipes and condoms are not flushable and must be discarded in a waste basket.
- Discard/pour anything down a sink besides water. Food, hair, scraps, dressings, grease, wax, creams or other foreign items should never be put down a drain.

NW

Tenant(s) initials

MOISTURE AND MILDEW

T.) TENANTS ARE RESPONSIBLE FOR REMOVING ALL VISIBLE MOISTURE ACCUMULATION ON THE PREMISES, INCLUDING BUT NOT LIMITED TO: WALLS, CEILINGS, FLOORS, WINDOW, TUBS, APPLIANCES AND FIXTURES. You must regularly wipe down those surfaces using a cleaning product with bleach in it. **Mold/mildew present in your unit are almost always a result of lifestyle and cleaning habits.** Use exhaust fans in bathrooms/kitchens and open windows and doors to circulate moist air.

NW

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NOTICE TO TENANT

Sec. 943.215, WIS. STATS., provides that a tenant of residential property who "intentionally absconds without paying all current and past rent "due", is guilty of a Class "A" Misdemeanor, providing potential penalties of a fine not to exceed ($10,000 or imprisonment for not more than nine (9) months, or both. It is a defense to prosecution for a tenant(s) to:

1. Provide the landlord with a security deposit equaling or exceeding the amount owed regarding rent and damage to property; or

2. Within five (5) days after the day the rental premises are vacated, to pay all current and past rent due, provide the landlord, in writing, a complete and accurate forwarding address.

This statement is intended to put you on notice of your obligation to make payment of all rent due and of the potential consequences for failure to meet this obligation.

ADKNOWLEDGEMENT BY TENANT

I acknowledge that I have read and understand the statement above regarding my obligations under the Wisconsin Rental Absconding Law. I understand that I can be subject to criminal penalties if I fail to make full payment of all past and present rent upon vacating the rental premises.

I further understand that if I leave the premises without having paid present and past due rent, I must do one of the following:

1. Provide the landlord with a security deposit equaling or exceeding the rent owed or damage to property prior to leaving the rental premises, or

2. Within five (5) days after leaving the rental premises, I must pay all current and past rent due or provide the landlord in writing, a complete and accurate forwarding address.

NW

TENANT(S) INITIALS

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RECYCLING NOTICE TO TENANTS

SORTING AND SEPARATION OF REFUSE AND TRASH:

A.) **RESIDENT'S DUTIES:** resident(s) agrees, at his/her cost and expense, to comply with all present and future laws, orders, and regulations of all state, federal, municipal and local governments, departments, commissions and boards regarding the collection, sorting, separation and recycling of waste products, garbage, refuse and trash. The residents shall sort and separate such items into categories as provided by law, and in accordance with the rules and regulations adopted by owner for the sorting and separating of such designated recyclable materials.

B.) **OWNER'S RIGHTS IF RESIDENT FAILS TO COMPLY:** owner reserves the right, where permitted by law, to refuse to collect or accept from resident any waste product, garbage, refuse or trash which is not separated and sorted as required by law, and to require resident to arrange for such collection, at resident's sole cost and expense, using a contractor satisfactory to owner.

C.) **FINES AND PENALTIES:** indemnification of owner: resident shall pay all costs, expenses, fines, penalties or damages imposed on owner or resident by reason of residents failure to comply with paragraphs a and b above and shall indemnify, defend and hold owner harmless from and against any actions, claims and suits arising from such non-compliance. Residents non-compliance with paragraphs a, b or c shall constitute a violation of a substantial obligation of the tenancy and owner's rules and regulations. Resident shall be liable to owner for any costs or expenses of any action or proceeding by owner against resident, based upon resident's breach of paragraphs a, b or c.

09/19/2025
DATE

TENANT(S) INITIALS

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ADDENDUM TO LEASE

3.27 USE OF CERTAIN COOKING EQUIPMENT ON OR BELOW WOODEN DECKS IN MULTI-FAMILY DWELLINGS, HOTELS AND MOTELS.

The use of charcoal burning or other fuel-burning cooking equipment on or below wooden decks outside any multi-family dwelling, hotel or motel shall be prohibited. The provisions of this section shall not apply to townhouses, row houses, hotels, motels or other multi-family dwellings share all dwelling units or lodging rooms are side-by-side and none are superimposed above another (ord. #3159 created 7/13/89). **No grills shall be used in any interior spaces.**

3.28 PENALTIES

Any person violating any provision of this Chapter, including those provisions of the Wis. States, Wisconsin Administrative Code, or other materials which are incorporated by reference, shall upon conviction thereof forfeit no less than $20.00 nor more than $1,000.00 and the costs of prosecution, and in default of payments of such forfeiture and the cost of prosecution shall be imprisoned in the County Jail until payment of such forfeiture and the costs of prosecution, but not exceeding 90 days for each violation, provided, however, that in no case shall the forfeiture imposed for a violation of any provision of this section exceeds the maximum fine for the same offense under the laws of the State of Wisconsin.

I, the undersigned, have read and understand the above statement. I will make my roommate(s) aware of the above statement and of the penalties if we do not comply.

Nathan Welker	09/19/2025
TENANT	DATE
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MUNSON REALTY INC.
Specialists in Property Management

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).

Nathan Wellner	09/19/2025
TENANT	DATE
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MOLD AND MILDEW ADDENDUM

This addendum is an agreement between Munson Realty, Inc. and the residents:

Nathan Welker.

Residing at: Call Wall St.

This agreement is made on: 04/14/2025 and is effective for the full tem of the occupancy.

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.

Report in writing to management as soon as these items are noticed:

- All air conditioner leaks or moisture condensation
- Leaky faucets, toilets or plumbing.

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

Munson Realty, Inc. reserves the right to terminate the tenancy for those not following the rules to this addendum. Residents agree to vacate the dwelling unit in which pose a safety or health hazard to the resident or other persons and/or if the residents actions, or inactions, are causing a condition which is conductive to mold growth. If resident fails to comply with these procedures and policies the resident can be held responsible for property damage to the dwelling and any health problems that may result. Failure to comply with these items may result in eviction and/or non-renewal of lease.

X Nathan Welker. X _____.

X _____. X _____.

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...on on Lead-Based Paint and Lead-Based 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 taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a Federally-approved pamphlet on lead poisoning prevention.

Landlord's Disclosure -- initial either blank (a) or (b)

DM (a) Presence of lead-based paint or lead-based paint hazards -- **check one box below:**

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing -- **explain:**

_____

_____

☒ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

DM (b) Records and reports available to the Landlord -- **check appropriate boxes below:**

☐ Landlord has provided the tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing-- **list documents below:**

_____

_____

☒ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

☒ **Landlord has provided tenant with a pamphlet entitled** ***"Protect Your Family from Lead in Your Home."***

Tenant's Acknowledgment -- initial blank:

NW (c) Tenant has received copies of all information listed above.

Agent for Landlord's Acknowledgment --initial blank ***(if applicable):***

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

Certificate of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate -- **signatures:**

Deborah A. Munson 9/19/25 ★ Nathan Walker 09/19/25

Landlord Date Tenant Date

Deborah A. Munson 9/19/25

Agent for Landlord *(if applicable)* Date Tenant Date

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MUNSON REALTY INC.

LEASE ADDENDUM - PET POLICY

ALL TENANTS MUST READ & SIGN THIS ADDENDUM

The purpose of this addendum is to convey the terms and conditions regarding pets in a Munson Realty, Inc. managed property and must be signed by all tenants when adding a pet.

Pets are not permitted unless this addendum is completed, agreed upon, and signed by both TENANT and LANDLORD. If a pet is acquired after completion of this form, Munson Realty must be notified in writing and payment of the proper "Deposit" and "Fees" as described below must be made. Permission to keep a pet is a privilege, not a right, and as such, may be revoked at any time at the sole discretion of management.

PET FEE

TENANT agrees to pay LANDLORD a monthly pet fee in the amount of $ 50 covering the mentioned pet(s) below.

REFUNDABLE PET DEPOSIT

TENANT agrees to pay LANDLORD a refundable pet deposit in the amount of $200.00 covering up to no more than three cats and/or dogs at: Coll Wall St.

TENANT has the following pets: **Pet Description** (Color, Age, Breed, Name, Sex)

Cats X — Orange, 3, Orange Tabi, Deedo, Female

Dogs _____ _____

PET DEPOSIT is in addition to SECURITY DEPOSIT described in your lease. TENANT, upon paying LANDLORD said PET DEPOSIT, is permitted to have the above listed pets in the LEASED PROPERTY. LANDLORD is authorized to retain TENANT'S entire PET DEPOSIT and SECURITY DEPOSIT or a portion thereof, as reimbursement for fumigation, extermination, or any other costs incurred due to a pet in LEASED PROPERY. This is without prejudice to any other remedies which LANDLORD may have. LANDLORD agrees to refund TENANT entire PET DEPOSIT or portion thereof, should costs be less than the total deposit due.

RULES

TENANT agrees to read and comply with the PET RULES listed on the reverse side of this agreement. TENANT understands that any complaint or notice received regarding the pet(s) is considered a violation of the LEASE and may result in immediate removal of the pet(s) and/or LEASE termination; whichever LANDLORD deems necessary. Tenant also understands that no pets are permitted to visit or temporarily be boarded in the LEASE PROPERTY; doing so would also be considered a LEASE violation and subject to immediate removal of pet and/or LEASE termination.

I have read, understand, and agree to all the terms and conditions described above in the Pet Deposit and Rules section of this PET POLICY agreement.

Nathan Weber — 09/19/25

Tenant Signature — Date

_____ _____ _____ _____

Tenant Signature — Date — Landlord Signature — Date

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PET RULES

INSTRUCTIONS: The following rules, restrictions, and obligations apply to all TENANTS. By affixing your signature on the reverse side of this agreement, TENANT acknowledges that you have read, understand, and agree to the following:

1. No loud or noisy animals including excessive barking, jumping, scratching, whining, or any other sound
2. No vicious or dangerous animals are permitted. TENANT must be able to maintain control over the pet at all times
3. Pet shall be RESTRAINED AT ALL TIMES when not in apartment. Unsupervised and/or unrestrained animals in any common area are strictly prohibited
4. Pet shall be properly maintained, licensed, and inoculated as required by local, county, or state statute, ordinance, or health code
5. Pet shall display owner identification and current inoculation tags at all times
6. Any odor resulting from any pet is considered a nuisance and is strictly prohibited
7. TENANT assumes all responsibility and is strictly liable for any and all amount of any injury to any person or property as a result of the pet or it's actions and TENANT shall indemnify LANDLORD for all costs of litigation and attorney's fees resulting from the same
8. All food and water bowls must be placed on a protective/plastic floor covering
9. All litter boxes must be placed on a protective/plastic floor covering and maintained in a proper and
10. sanitary condition. Used litter will be double bagged and disposed of in the nearest outdoor trash receptacle and NOT disposed of down the toilet regardless of product's claim of "flushability"
11. Mistreatment, abuse or neglect of any animal will not be tolerated.
12. No pet is permitted to urinate or defecate on any unprotected floor.
13. TENANT agrees to have any carpets professionally cleaned upon move out and a receipt must be provided to the landlord at check out.
14. TENANT agrees to clean up after dog(s) immediately and properly dispose of all waste into nearest outdoor trash receptacle. If management has to clean up after your pet for any reason, tenant(s) shall pay a fee of $100 for staff time to do so.
15. TENANT may not abandon the pet or leave it for an extended period of time
16. No "visiting" or temporary boarding of pets
17. No pet will be permitted to disturb the health, safety, rights, comfort, quite or peaceful enjoyment of other tenants
18. TENANT agrees to notify Munson Realty, Inc. of any violation by another TENANT or his/her pet
19. TENANT understands that this list is subject to change as deemed necessary by the LANDLORD

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SECURITY DEPOSIT AGREEMENT

THIS IS NOT A RENT RECEIPT OR A SECURITY DEPOSIT RECEIPT.

DATE 09/19/, 20 25 ADDRESS Cell Wall St.

NAME(S)
Nathan Welker

DEPOSIT TO BE PAID PER LEASE $ 825 + $200 Pet

ADDITIONAL DEPOSIT TO BE PAID NO LATER THAN NOV. 15, 20____ $ N/A

TOTAL DEPOSIT TO BE HELD FOR THIS UNIT WHEN PAID IN FULL $ 1,025

I/WE AGREE THAT THE ADDITIONAL DEPOSIT CAN **NOT** BE PAID ONLINE AND MUST BE PAID DIRECTLY TO MUNSON REALTY WITH A CHECK OR MONEY ORDER

NW

(TENANT INITIALS)

Manager agrees that subject to conditions listed below, this security deposit will be returned in full.

Deborah Munson

Manager

Elite Homes & Holdings

Owner

Undersigned agree that security deposit will not be used as rent, and that the full monthly rent will be paid on/before the first day of every month of occupancy. Undersigned also agree to all the terms and conditions for release of the security deposit listed in this agreement.

Nathan Welker

Tenant(s) Signature(s)

Release of the security deposit is subject to the following rules listed on the back side of this agreement. A portion or all of the deposit may be withheld for any loss caused by one or more violations of the rules contained herein or any other lease and/or addendum provision. **This agreement will go into force at such time as the security deposit is paid.** Munson Realty, Inc. does not retain possession of the security deposits or control the return of the deposits. All deposits are held by the owner and the responsibility for return of the deposit is the owner's.

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MUNSON REALTY INC.

1.) All provisions of the lease and attached addendum must be fulfilled.

2.) No damage to property.

3.) Tenants are responsible for damage to the unit and such damages may be deducted from the security deposit.

4.) No unpaid late charges, rents, utilities or re-rent charges.

5.) Under no conditions can a tenant use security deposit in lieu of rent.

6.) Entire apartment including windows, floors, range, exhaust fan, bathroom(s), closets, cabinets, appliances must be cleaned. (see booklet for further instructions).

7.) ALL KEYS MUST BE RETURNED TO THE OFFICE.

8.) All debris, rubbish and discards are to be placed in proper containers, ready for pick up by appropriate garbage haulers.

9.) You are required to keep the electricity/gas service on until the last day of your lease. **DO NOT TURN OFF POWER TO UNIT PRIOR TO YOUR LEASE END DATE. DO NOT UNPLUG YOUR REFRIGERATOR.**

10.) Deductions can be made from the deposit as provided in the non-standard rental provisions addendum.

11.) Tenants **MUST SIGN OUT AT THE OFFICE** at 1400 Pine Street to return keys and leave forwarding address. **ONLY ONE CHECK WILL BE ISSUED**, unless owner elects otherwise. At all times owner reserves the right to return the deposit to a tenant of owner's choice, even if a contrary designation has been requested.

Tenants hereby consent that the **security deposit check can be issued to**:

Tenant name: Nathan Walker.
(one person)

This designation can be changed only if agreed to in writing signed by more than 50% of the tenants named on the lease.

Tenant(s) initials

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