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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): Amanda Greenwood, Drew Olson

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

LANDLORD: Nickelatti Real Estate

Address: 444 Main St Suite #101 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):

Address:

PREMISES

Street Address: 1622 Madison St

City/State/Zip: La Crosse, WI 54601

Apartment/Unit/No.: 1622

RENTAL TERM

First Day of Term: 09/01/2026 Last Day of Term: 08/23/2027

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 $ 925 **per** Month **due on or before the** 1st **day of each** Month **. 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 $ 650 rollover upon execution of this Lease, to be held by Nickelatti Real Estate.

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

-Tenant required to give a 60-day notice to vacate

-Tenant granted exclusive access and use of back garage area.

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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:

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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.

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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

Tenant responsible for snow removal and lawn care as stated in items #25 and #26 of Non-Standard Rental Provisions Addendum(Yes/No)?

YES

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: **Mold and Mildew**	✖	Other: **Electronic Consent**	✖

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(x) Spenser Nickelatti 7/31/2026

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

Landlord/Property Manager email address: info@nickelatti-re.com

(x) Amanda Greenwood 7/30/2026

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

(x) Drew Douglas Olson 7/30/2026

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

(x) _____

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

(x) _____

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

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

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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. If rent is not received by the 10th of the month, tenants may be subject to an eviction notice. Failure to pay late fee/NSF/lockout charges may result in those amounts being withheld from the security deposit. _____

3. ABSOLUTELY NO SMOKING ALLOWED INSIDE RENTAL UNIT, INCLUDING BATHROOMS, LAUNDRY AREAS, ALL COMMON AREAS (INCLUDING ENTRYWAYS). This includes tenants and visitors. If discovered, tenants will be charged $300.00 and assessed all fees associated with further damage the smoke may cause. _____

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

5. Furniture protectors/coasters are to be utilized under furniture to protect hardwood/laminate floors. Wood floors are to be cleaned only with Murphy's Oil Soap. _____

6. All keys must be returned by 12:00 p.m. on 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 $200.00. 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 $65.00 per hour to fill any vacancy for re-renting the premises if Tenant breaks the Lease term. Advertising costs will also be added. These charges shall be deducted from the security deposit. If tenant intends on subleasing for any amount of time they 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. _____

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 tenant's actions, or those of his/her guests, including but not limited to, garbage removal, failure to _____

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comply with the recycling laws, noise violations, etc. shall be paid by the tenant and may be deducted from the security deposit.

10. Tenant agrees not to park more than one vehicle off-street 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, boats and any other recreational vehicle is not allowed without prior consent of MANAGEMENT. _____

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

12. Tenant agrees 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 worsened due to negligence of Tenant or failure to inform MANAGEMENT. _____

13. Landlord reserves the right to remove or disable laundry machines for any reason and no rent abatement or reduction in rent rate will apply. _____

14. Tenant shall not access the roof. Any damage occasioned by tenant access/use will be the responsibility of tenant. _____

15. Tenants shall not use fire rings or burning pits on premises.

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

17. Tenant's PERSONAL INSURANCE: Tenant must obtain Renters' Insurance to protect personal belongings and MUST obtain from the insurer a waiver of subrogation rights against the Landlord/MANAGEMENT. _____

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

AJG DDO

19. RENTAL OF APARTMENT "AS IS": Resident acknowledges that he/she has inspected the apartment. All appliances are in an "as is" condition and shall be functioning properly as intended. There is no 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 apartment 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 tenant. Tenants, upon notice, will make apartment available to show during the day and early evening. _____

21. Tenant shall use small nails or pins to hang pictures on the walls. SCREWS/TAPE/ STICKY TAPE IS NOT ALLOWED. Floors must be cleaned upon moving out. These fees and costs may be deducted from the tenant's security deposit. _____

22. Tenant shall 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. Tenant 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 a vehicle anywhere other than the designated areas or space tenant will be assessed a fee of $5.00 for each day 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. Tenant must ensure that all visitors and guests abide. Any vehicle not being used MUST be parked elsewhere or it will be ticketed and towed at owner's expense. Guests must park on the street. _____

24. Dumpster or Garbage/Recycling Totes: Dumpsters are for household garbage only. Tenant will be charged for placing items such as furniture, stereo equipment, TVs, computers, etc. inside or near dumpster. 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 dispose of 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 into trash containers. Trash shall not be placed on the ground. _____

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 billed to tenant or deducted from tenant's security deposit. _____

26. Mowing/Yardwork: Tenant is responsible for lawn mowing and normal yard work to keep the Leased Premises safe and attractive unless otherwise stated in lease. Any fines incurred from the local municipality will be billed to tenant or deducted from tenant's security deposit. _____

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

28. WATER FILTERS: If applicable, tenant shall be responsible for 20/50lb bags that are needed to fill softener and be held responsible for any damages due to hard water build-up. _____

29. TOILETS AND DRAINS: Tenant shall not use any product such as drano or drain cleaner in the sinks/tubs. Only toilet paper and human waste should be flushed down toilets. Items which shall 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 bandages, grease/oil, dental floss, cat litter, cigarette butts, and needles. Tenant shall be liable for any damage resulting from misuse of plumbing fixtures. Tenant shall obtain a 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 tenant, tenant will be responsible for all costs associated with the repair. _____

30. Tenant shall use a drain catcher to catch hair in shower drains. Failure to do so, which causes drain to be professionally cleaned will result in costs charged 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. _____

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 in writing by Landlord. _____

33. Tenant's Damage and cleaning responsibility includes damage by pets "regardless of pet ownership". Carpets damaged beyond normal wear and tear may be replaced and charged against the security deposit. _____

34. BED BUGS: Tenant shall not knowingly bring bed bugs into the Premises and shall take reasonable precautions to prevent bed bugs (including by _____

inspecting and avoiding used furniture, mattresses, box springs, bedding, and other items that may harbor bed bugs). Tenant shall immediately (and in no event later than 24 hours after discovery or reasonable suspicion) notify Landlord/MANAGEMENT in writing and by telephone of any bed bug activity or signs of bed bugs in the Premises, on Tenant's personal property, or in any common area. Tenant shall fully cooperate with any inspection, treatment, monitoring, and follow-up required by Landlord/MANAGEMENT and any licensed pest control contractor, including providing access upon proper notice; reducing clutter; laundering, bagging, and/or disposing of items as directed; and complying with all preparation instructions. Tenant shall not self-treat for bed bugs (including foggers, sprays, or heat treatments) without Landlord/MANAGEMENT's prior written consent. If bed bugs are determined by a qualified pest control professional to have been introduced or caused to spread by Tenant, occupants, or Tenant's guests, or if Tenant fails to timely report, provide access, or cooperate as required, Tenant shall be responsible for Landlord/MANAGEMENT's reasonable costs of inspection, treatment, and related expenses (including treatment of adjacent units as necessary) and such amounts may be charged as additional rent and/or deducted from the security deposit as permitted by law. A material failure to report, provide access, or cooperate with treatment shall constitute a lease violation and may result in termination of tenancy and any other remedies available by law.

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

36. Security deposit: paid by cashier's check or money order; may include a non-refundable pet deposit. _____

37. Use restrictions not stated here: no interior painting/alterations without written approval; no satellite dishes; no incense/ candles; no rummage sales without approval; parking limited to tenant vehicles with license plates listed. _____

38. Prior damage/defect: premises accepted "As IS"; renter's insurance encouraged; landlord not responsible for personal-property damage from acts beyond landlord's control. _____

39. Default definition (rent nonpayment; other breaches no cured within 14 days after notice; willful/ malicious substantial injury/waste). _____

40. Rights on default: remedies as provided by law including Wis. Stat. Ch. 704 and Wis. Admin. Code Ch. Ag 134. _____

Signatures on following page

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

Resident Signature Amanda Greenwood	Date 7/30/2026
Resident Signature Drew Douglas Olson	Date 7/30/2026
Resident Signature	Date
Resident Signature	Date
Manager Signature Spenser Nickelatti	Date 7/31/2026

UTILITIES ADDENDUM (RUBS)

Property: 1622 Madison St La Crosse, WI 54601
Landlord: Nickelatti Real Estate
Tenant(s): Amanda Greenwood, Drew Olson
Unit #: 1622
Effective Date: 09/01/2026

This Addendum is incorporated into and made part of the Lease Agreement ("Lease"). In the event of any conflict, this Addendum shall control regarding utility billing.

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1. MASTER-METERED UTILITIES

Tenant acknowledges that the Property is not separately metered for certain utilities. Landlord shall allocate utility charges to Tenant using a Ratio Utility Billing System ("RUBS") as outlined below.

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2. UTILITIES SUBJECT TO RUBS

Tenant shall pay a proportionate share of the following utilities:

- Electricity
- Natural Gas (heating)
- Water & Sewer

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3. ALLOCATION METHODS

A. Electricity (Square Footage):

Tenant's share shall be based on the ratio of Unit square footage to total rentable residential square footage.

B. Natural Gas (Square Footage):
Tenant's share shall be based on the ratio of Unit square footage to total rentable residential square footage.

C. Water & Sewer (Occupancy):
Tenant's share shall be based on the ratio of occupants in the Unit to total occupants in all residential units.

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4. DEFINITIONS

- **Occupants:** All persons residing in the Unit for more than fourteen (14) days in any month.
- **Square Footage:** As reasonably determined by Landlord.
- **Billing Period:** The period covered by the utility provider's bill.

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5. BILLING & PAYMENT TERMS

- Charges shall be based on actual utility bills received by Landlord.
- Tenant shall be billed monthly or as bills are received.
- Payment is due with rent and shall be treated as additional rent.
- Landlord may prorate charges for partial occupancy periods, including move-in and move-out months.

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6. COMMON AREAS & LOSSES

Utility usage for common areas, system losses, and vacant units may be included in the total bill and allocated among tenants unless otherwise required by law.

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7. NO MARKUP

Tenant shall not be charged more than their proportionate share of actual utility costs, except for reasonable administrative fees if permitted by law and disclosed in the Lease.

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8. CHANGES TO OCCUPANCY

Tenant must notify Landlord in writing within five (5) days of any change in occupancy. Landlord may reasonably verify occupancy and adjust billing accordingly.

---

9. DEFAULT

Failure to pay utility charges shall constitute a default under the Lease and may result in all remedies available to Landlord.

---

10. ACKNOWLEDGMENT

Tenant acknowledges and agrees to the RUBS methodology described herein and understands that utility charges will vary based on usage, occupancy, and seasonal conditions.

Landlord Signature: Spenser Nickelatti Date: 7/31/2026

Tenant Signature(s):

Amanda Greenwood Date: 7/30/2026

Drew Douglas Olson Date: 7/30/2026

_____ Date: _____

_____ Date: _____

_____ Date: _____

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

Amanda Greenwood 7/30/2026
Tenant

Drew Douglas Olson 7/30/2026
Tenant

_____
Tenant

_____
Tenant

Spenser Nickelatti 7/31/2026
Nickelatti Real Estate

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).

Amanda Greenwood 7/30/2026

Tenant

Drew Douglas Olson 7/30/2026

Tenant

_____

Tenant

_____

Tenant

Spenser Nickelatti 7/31/2026

Nickelatti Real Estate







Protect Your Family From Lead in Your Home

United States Environmental Protection Agency

United States Consumer Product Safety Commission

United States Department of Housing and Urban Development

March 2021

Created by Spenser Nickelatti, EXP Realty, with SkySlope® Forms

Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint or lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right,* to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



Simple Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at epa.gov/lead.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



Women of childbearing age should know that lead is dangerous to a developing fetus.

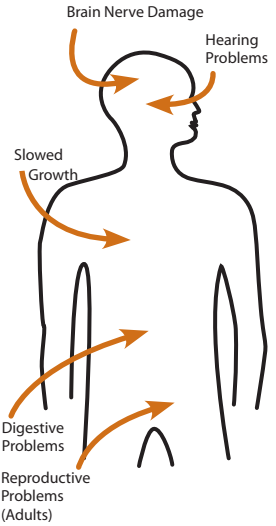
- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely harm children.

In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage



While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

Your doctor can explain what the test results mean and if more testing will be needed.

Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.[1]

Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.[2]

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at epa.gov/lead.

[1] "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm^2), or more than 0.5% by weight.

[2] "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorated lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

Lead-based paint is usually not a hazard if it is in good condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 10 micrograms per square foot ($\mu g/ft^2$) and higher for floors, including carpeted floors
- 100 $\mu g/ft^2$ and higher for interior window sills

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
  - Portable x-ray fluorescence (XRF) machine
  - Lab tests of paint samples



- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
  - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
  - Sample dust near painted surfaces and sample bare soil in the yard
  - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.

Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.[3]

[3] Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.



- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead–safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.

Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement contractor. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 10 micrograms per square foot (µg/ft^2) for floors, including carpeted floors
- 100 µg/ft^2 for interior windows sills
- 400 µg/ft^2 for window troughs

Abatements are designed to permanently eliminate lead-based paint hazards. However, lead dust can be reintroduced into an abated area.

- Use a HEPA vacuum on all furniture and other items returned to the area, to reduce the potential for reintroducing lead dust.
- Regularly clean floors, window sills, troughs, and other hard surfaces with a damp cloth or sponge and a general all-purpose cleaner.

Please see page 9 for more information on steps you can take to protect your home after the abatement. For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 15 and 16), epa.gov/lead, or call 1-800-424-LEAD.

Renovating, Repairing or Painting a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
  - Open-flame burning or torching
  - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
  - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit epa.gov/getleadsafe, or read *The Lead-Safe Certified Guide to Renovate Right*.

Other Sources of Lead

Lead in Drinking Water

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested.

Remember older homes with a private well can also have plumbing materials that contain lead.

Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Remember, boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, don't forget to read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800 424-LEAD.*

Call your local health department or water company to find out about testing your water, or visit epa.gov/safewater for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

* Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.[4]
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as **"greta"** and **"azarcon,"** used to treat an upset stomach.

[4] In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products.

For More Information

The National Lead Information Center
Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call **1-800-424-LEAD (5323).**

EPA's Safe Drinking Water Hotline
For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/safewater for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline
For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772,** or visit CPSC's website at cpsc.gov or saferproducts.gov.

State and Local Health and Environmental Agencies
Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at **1-800-424-LEAD.**

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100, OES 05-4
Boston, MA 02109-3912
(888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679
(732) 906-6809

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact
U.S. EPA Region 3
1650 Arch Street
Philadelphia, PA 19103
(215) 814-2088

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact
U.S. EPA Region 4
AFC Tower, 12th Floor, Air, Pesticides & Toxics
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact
U.S. EPA Region 5 (LL-17J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 353-3808

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-2704

Region 7 (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact
U.S. EPA Region 7
11201 Renner Blvd.
Lenexa, KS 66219
(800) 223-0425

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6966

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact
U.S. EPA Region 9 (CMD-4-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4280

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact
U.S. EPA Region 10 (20-C04)
Air and Toxics Enforcement Section
1200 Sixth Avenue, Suite 155
Seattle, WA 98101
(206) 553-1200

Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

CPSC
4330 East West Highway
Bethesda, MD 20814-4421
1-800-638-2772
cpsc.gov or saferproducts.gov

U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact to Office of Lead Hazard Control and Healthy Homes for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

HUD
451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
(202) 402-7698
hud.gov/lead

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U. S. EPA Washington DC 20460
U. S. CPSC Bethesda MD 20814
U. S. HUD Washington DC 20410

EPA-747-K-12-001
March 2021

IMPORTANT!

Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).

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

Lead Warning Statement

Housing built before 1978may contain lead-basedpaint. Lead frompaint, paintchips,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)SN__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)SN__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) DDO AJG Lessee has received the pamphlet *Protect Your Family from Lead in Your Home.*

Agent's Acknowledgment (initial)

(e) SN____ 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.

Spenser Nickelatti	7/31/2026	_____	_____
Lessor	Date	Lessor	Date
Amanda Greenwood Drew Douglas Olson	_____	_____	7/30/2026
Lessee	Date	Lessee	Date
_____	_____	_____	_____
Agent	Date	Agent	Date

WRA Residential Lease

Audit Log

Document e-signed by Amanda Greenwood - ajlostinwonderland1986@gmail.com

Amanda Greenwood AJG

Signature Date: 07-30-2026 - 02:29 PM UTC

IP Address: 146.75.193.45

Document e-signed by Drew Olson - olson198420@gmail.com

Drew Douglas Olson DDO

Signature Date: 07-31-2026 - 12:28 AM UTC

IP Address: 184.97.76.42

Document e-signed by Spenser Nickelatti - spenser@nickelatti-re.com

Spenser Nickelatti SN

Signature Date: 07-31-2026 - 01:06 PM UTC

IP Address: 153.66.53.26

Document completed

07-31-2026 - 01:06 PM UTC