Welcome Home Milwaukee

7311 W Greenfield Ave • West Allis, WI 53214
(414) 797-1819

1

Nonstandard Rental Provisions

1.1 LATE FEE

A late fee of $80.00 Flat Fee will be charged as set forth in the rental agreement upon all late rental payments. These fees may be deducted from resident's security deposit.

1.2 RETURNED CHECK/STOP PAYMENT FEE

If any payment by Resident is returned unpaid due to insufficient funds or for any other reason, Resident will be charged a fee of $35 per occurrence. If Landlord incurs any other costs or fees as a result of Resident's payment being returned due to insufficient funds or for any other reason, Resident will also be charged the actual costs incurred by Landlord as a result. These fees and costs may be deducted from Resident's security deposit.

1.3 GARBAGE/TRASH REMOVAL

If Resident leaves garbage or trash in hallway, outside of door of unit, or in any other common area of building or grounds which is not designated for the deposit of garbage or trash, Resident will be charged a fee of $35 plus the actual costs incurred by Landlord to remove the garbage or trash. In multi-family properties, if fault cannot be clearly established fees/fines will be split evenly between dwellings. These fees and costs may be deducted from Resident's security deposit.

1.4 FAILURE TO PROPERLY DISPOSE OF RECYCLABLES

It is the Resident's responsibility to separate all recyclable material and deposit them in appropriate containers as required by law or local ordinance. If Resident fails to separate recyclable materials and deposit them in the appropriate containers, Resident will be charged a fee of $35 for each occurrence plus the actual costs incurred by Landlord to properly dispose of the recyclables. In multi-family properties, if fault cannot be clearly established fees/fines will be split evenly between dwellings. These fees and costs may be deducted from Resident's security deposit.

1.5 LAWN MOWING/SNOW REMOVAL

If Resident fails to mow the lawn and/or remove snow from sidewalks or other designated areas within a reasonable time period, Resident will be charged a fee of $35 plus the actual costs incurred by Landlord to complete the above. Resident will also be responsible for payment of any municipal fines or other costs imposed on Landlord due to Resident's failure to comply with law or local ordinances regarding lawn mowing and/or snow removal. In multi-family properties, fees/fines will be split evenly between dwellings. These fees and costs may be deducted from Resident's security deposit.

1.6 PARKING

Resident may park his/her vehicle in the designated area or space as set forth in the rental agreement. If Resident parks his/her vehicle anywhere other then the designated area or space Resident will be charged a fee of $35 for each day that the vehicle is parked in a non-designated space. Inoperable vehicles and vehicles in the process of being repaired may not be kept on the Premises and the above-mentioned fee will also be charged to Resident for each day that this rule is not followed. Resident must ensure that all visitors follow the rules or risk being charged the above-mentioned fees. These fees and costs may be deducted from Resident's security deposit.

1.7 FAILURE TO PERMIT ACCESS TO UNIT

If Resident fails to permit access to all areas of the Premises after Landlord has properly complied with all notice provisions set forth in Wis. Stat. ch. 704 and Wis. Admin. Code ATCP 134, Resident will be charged a fee of $60 for each occurrence. Resident will also be charged for any damages and/or costs incurred by Landlord as a result of Resident's failure to allow access to unit. These fees and costs may be deducted from Resident's security deposit.

1.8 RETURN OF KEYS/GARAGE DOOR OPENER

If Resident fails to return all keys including, but not limited to, mailbox, laundry, and storage keys, as well as garage door openers upon vacating, Resident will be charged a fee of $35. These fees and costs may be deducted from Resident's security deposit.

1.9 DAMAGE, WASTE OR NEGLECT

Resident is responsible for any damage, waste or neglect to the Premises including but not limited to the: building, grounds upon which the building sits, rental unit, and any common areas. The Premises should be left in the same condition that it was received less and normal wear and tear. If there is any damage, waste or neglect to the Premises, Resident will be charged the actual costs incurred by Landlord. These fees and costs may be deducted from Resident's security deposit.

1.10 MODIFICATIONS TO UNIT

Resident is not allowed to make any modifications to unit without the prior written consent of Landlord. If Resident makes modifications to unit without the prior written consent of Landlord then Resident will be charged the actual costs to return the unit to its original condition. These fees and costs may be deducted from Resident's security deposit.

1.11 REMOVAL OF ABANDONED PROPERTY

If Resident leaves behind any personal property after vacating or if Resident's personal property is removed by the Sheriff and/or a moving company pursuant to an eviction, Resident will be charged the actual costs incurred by Landlord to remove and/or dispose of Resident's personal property. These fees and costs may be deducted from Resident's security deposit.

1.12 RE-RENTAL COSTS

If Resident vacates the unit without proper notice or is removed from the property for failure to pay rent or any other breach of rental agreement, Resident will be responsible for all charges permitted under Wis. Stat. 704.29 including, but not limited to, all costs incurred to re-rent the vacated unit and all utilities for which Resident is responsible through the end of the term of the rental agreement, subject to Landlord's duty to mitigate. These charges may be deducted from Resident's security deposit.

1.13 FAILURE TO VACATE AT END OF LEASE OR AFTER NOTICE

If Resident remains in possession of the premises without the consent of Landlord after expiration of lease or termination of tenancy by notice given by either Landlord or Resident, or after termination of valid agreement of the parties, Resident shall be liable for any damages suffered by Landlord because of Resident's failure to vacate within the time required. In absence of proof of greater damages, Landlord shall recover as minimum damages twice the rental value apportioned on a daily basis for the time Resident remains in possession. Should Resident's hold over result in the loss of any portion of rent by Landlord, Resident shall be responsible for any lost rent. Additionally, any Resident who has not vacated by Noon on the final day of this Lease will be assessed a $200 fine. These charges may be deducted from Resident's security deposit.

1.14 RENTAL PROMOTION/CONCESSION

If Resident vacates the rental unit prior to the end of the rental term, is evicted prior to the end of the rental term, or if tenancy is terminated for any reason prior to the end of the rental term, Resident will forfeit any rent promotion/concession received. Any forfeited rent promotion/concession will be treated as unpaid rent and will immediately become due and payable by Resident. Any forfeited rent promotion/concession may be deducted from Resident's security deposit.

1.15 RESIDENT ACKNOWLEDGEMENT

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

By signing below, you acknowledge and agree to the terms in Section 1.

X Larry Rayford
Lessee — Larry D. Rayford

5-14-2026
Date Signed

X Jacqueline King
Lessee — Jacqueline D. King

5-14-26
Date Signed

Welcome Home Milwaukee

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(414) 797-1819

2

Resident Insurance Addendum

2.1 REQUIRED INSURANCE ADDENDUM

This Addendum is attached to and becomes a part of the Residential Lease Agreement. For the duration of the Lease Agreement, Lessee is required to maintain and provide the following minimum required insurance coverage:

- $100,000 Limit of Liability for Lessee's legal liability for damage to the landlord's property for no less than the following causes of loss: fire, smoke, explosion, water damage, backup or overflow of sewer, drain or sump ("Required Insurance").

Enrollment in the Welcome Home Milwaukee resident benefits package satisfies this Lessee requirement.

In the event the Lessee chooses to waive the resident benefit package, than Lessee is required to furnish Lessor with evidence of Required Insurance prior to occupancy of leased premises and at the time of each lease renewal period. If at any time Lessee does not have Required Insurance, Lessee is in breach of the Lease Agreement and Lessor shall have, in addition to any other rights under the Lease Agreement, the right but not the obligation to purchase Required Insurance coverage and seek reimbursement from the Lessee for all costs and expenses associated with such purchase.

Lessee may obtain Required Insurance from an insurance agent or insurance company of Lessee's choice. If Lessee furnishes evidence of such insurance, names Welcome Home Milwaukee as additionally insured and maintains the insurance for the duration of the Lease Agreement, then nothing more is required. Proper evidence of coverage will only be accepted in the form of a direct mail piece from the insurance carrier to Welcome Home Milwaukee showing additionally insured status. If Lessee does not maintain Required Insurance, the insurance requirement of this Lease Agreement may be satisfied by Lessor, who may schedule the Lessee's unit for coverage under the Landlord's Required Resident Liability insurance policy ("LRRL"). The coverage provided under the LRRL will provide the Required Insurance coverage listed above. An amount equal to the total cost to the Lessor for the LRRL coverage shall be charged to Lessee by the Lessor.

Scheduling under the LRRL policy is not mandatory and Lessee may purchase Required Insurance from an insurance agent or insurance company of Lessee's choice at any time and coverage under the LRRL policy will be terminated by the Lessor.

By signing below, you acknowledge and agree to the terms in

Section 2.

X Larry Rayford
Lessee — Larry D. Rayford
5-14-26
Date Signed

X Jacqueline King
Lessee — Jacqueline D. King
5-14-26
Date Signed

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3

Smoke Detector Notice

3.1 SMOKE DETECTOR NOTICE

Landlord has provided working smoke detectors on the Premises as required by law. Resident acknowledges that all smoke detectors on the Premises are fully operational. Smoke detectors shall be maintained as follows:

(a) Landlord shall be responsible for maintaining and testing all smoke detectors in common areas as required by law;

(b) Resident shall be responsible for maintaining and testing all smoke detectors within Resident's unit as required by law;

(c) Resident shall inform Landlord, in writing, of any smoke detector that is not working and Landlord shall have five (5) days after receipt of written notice to repair or replace smoke detector;

(d) Resident shall replace batteries in all smoke detectors inside Resident's unit as necessary.

3.2 RESIDENT ACKNOWLEDGEMENT

Resident acknowledges that all smoke detectors in the unit are working properly.

By signing below, you acknowledge and agree to the terms in Section 3.

X Larry D. Rayford
Lessee

5-14-26
Date Signed

X Jacqueline D. King
Lessee

5-14-26
Date Signed

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4

Carbon Monoxide Detector Notice

4.1 CARBON MONOXIDE DETECTOR NOTICE

State law requires that an owner of all single and two-family dwellings install carbon monoxide detectors in the basement of the dwelling and on each floor level except the attic, garage, or storage area of each dwelling unit, no later than **February 1, 2011.**

The owner has installed functional carbon monoxide detectors that bear an Underwriters Laboratories, Inc., listing mark or similar mark from an independent product safety certification organization and has installed the detectors according to the directions and specifications of the manufacturer. The carbon monoxide detector may be combined with a smoke detector.

The Resident of the property shall maintain any carbon monoxide detectors in the dwelling.

A Resident must provide the owner with written notice if a detector is not functional. The owner must repair the detector within 5 days after receipt of written notice by the resident.

An owner of a dwelling is not liable for damages resulting from any of the following:

1. A false alarm from a detector that was reasonably maintained,
2. The failure of a detector to operate properly if that failure was the result of tampering, removal or destruction of the detector by a person other than the owner or
3. The result of a faulty detector that was reasonably maintained by the owner.

No person may tamper with, remove, destroy, disconnect, or remove batteries from an installed carbon monoxide detector, except in the course of inspection, maintenance, or replacement of the detector.

4.2 RESIDENT ACKNOWLEDGEMENT

Resident acknowledges that all carbon monoxide detectors in the dwelling are working properly.

By signing below, you acknowledge and agree to the terms in

Section 4.

X Larry Rayford
Lessee — Larry D. Rayford
5-14-26
Date Signed

X Jacqueline King
Lessee — Jacqueline D. King
5-14-26
Date Signed

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5

Duplex Addendum to Residential Rental Agreement

5.1 RESIDENT RESPONSIBILITIES

Welcome Home Milwaukee would like to welcome you to your new home!

Renting a duplex style home has a TON of perks, but does come with additional responsibilities you may not be familiar with. This addendum is meant to describe some of those items, but is not an all-inclusive list.

Both residents and landlords have rights & responsibilities under the lease agreement and also under Wisconsin landlord/resident law. Resident shall maintain the premises under residents control in a clean, orderly condition as they were at the beginning of the term, less any normal wear and tear. Resident is responsible for minor repairs to the home, common items listed below.

5.2 SNOW & ICE REMOVAL

Resident shall share responsibility for all snow and ice removal with the other building resident. Snow & ice is to be cleared from the municipal sidewalk to the front door and for all sidewalks along the side and back of the property as well as the garage pad. All snow and ice removal shall be completed as soon as possible but in no later than 12 hours after snowfall.

In the event the other unit in the building is not occupied, Resident will handle all snow & ice for the property until a new resident occupies the vacant unit.

If snow and ice removal is not completed within 12 hours after snowfall, Resident shall be responsible for the actual cost for its removal up to $100 per incident and/or occurrence. If Landlord receives a fine or fee from local municipality as a result of Resident's failure to remove snow and ice in violation of any law or municipal ordinance, then Resident will also be responsible for repayment of any and all fines and fee.

5.3 CUTTING OF GRASS

Resident shall share responsibility for cutting all grass on the property including the front, back, and side lawns. Resident shall not allow the grass to grow longer than 6 inches.

In the event the other unit in the building is not occupied, Resident will handle all grass cutting for the property until a new resident occupies the vacant unit.

If Resident allows the grass to grow longer than 6 inches, Resident shall be responsible for the actual cost of cutting the grass up to $100 for each incident and/or occurrence. If Landlord receives a fine or fee from the local municipality as a result of Resident's failure to cut the grass in violations of any law or municipal ordinance, then Resident will also be responsible for repayment of any and all fines or fees.

5.4 REMOVAL OF LITTER/DEBRIS & YARD MAINTENANCE

Resident shall share responsibility for the collection and removal of all litter or debris that has accumulated on property/ This shall include, but is not limited to, removal of all cans, bottles, paper, and small tree branches. From time to time, it may be necessary for Resident to rake leaves as well. All litter, debris, and yard waste shall be disposed of properly.

Resident shall keep all flower beds orderly, weeds to a minimum, edging maintained, bushes/shrubs trimmed and lawns properly mowed. Bare spots in the lawn to be seeded and watered by Resident. Small branches or tree limbs to be picked up and disposed on a regular basis.

If Landlord received a fine or fee from the local municipality as a result of Resident's failure to properly remove litter/debris then Resident will be responsible for repayment of all fines or fees.

5.5 SPECIAL PICK-UP OF LARGE ITEMS

If Resident has any large items that need to be disposed of Resident shall contact the local municipality to schedule a special pick-up. Any associated costs for a special pick-up or for Resident's failure to abide by the applicable law or ordinance, will be the responsibility of the Resident.

If Landlord receives a fine or fee from the local municipality as a result of Resident's failure to properly dispose of large items then Resident will be responsible for repayment of all fines and fees.

5.6 YARD TOOLS

Resident is responsible for the purchase and upkeep of any and all tools, equipment or materials needed to perform the above duties. This may include salt, shovels, snow blower, lawn mower, grass seed, sheers and garden tools.

If Resident fails to perform any of the above required duties, Landlord at its sole discretion, may choose to perform the duties itself or hire someone to complete the duties, and Resident will be responsible for repayment of any and all associated costs.

Any breach or violation of the aforementioned duties will be considered a material violation of the Residential Rental Agreement and may serve as the basis for eviction.

5.7 PEST CONTROL

Resident is responsible for any pest treatments after the first 30 days of occupancy. Common unwanted pests include ants, box elders, cockroaches and mice.

Resident can request Welcome Home Milwaukee to perform the service at the Resident's sole expense.

5.8 GENERAL HOME MAINTENANCE

Resident shall be responsible for the following general home maintenance items:

- Plumbing clogs and/or plumbing issues caused by resident's negligence
- Clean up all debris and trash - dispose in appropriate containers/bags
- Replace burnt-out light bulbs
- HVAC filter replacement every 3 months
- Replace batteries in devices
- Regular cleaning of property, appliances and premises

Resident caused damage, whether deliberate or neglect, will be charged to Resident.

5.9 GOOD PRACTICES

These items can help prevent large issues at your home.

- Keep walk ways and travel areas free of excessive debris or belongings
- Remove trash / garbage from your home as soon as possible, particularly food waste
- Periodically check for water leaks under sinks or running toilets
- Do not flush any baby wipes, feminine products or non-biodegradable materials down your toilet or any other plumbing drain
- Use drain screens on your shower drain to prevent hair from clogging the drain
- Remove debris from rain gutters

5.10 IMPROVEMENTS

We are more than happy to accommodate resident improvements to your home. These do need to be processed as special requests and **approved by the property owner.** Common improvement requests include:

- Paint (must be neutral colors or will be deducted after move-out)
- Hanging pictures (must use 3m sticky picture hanging tape)
- Garden or landscaping improvements
- Minor fixture updates

In some cases, larger improvements can be accommodated as a shared expense with your property owner. Items such as counter tops, cabinets, flooring and paint. Feel free to reach out to us for a special request!

5.11 EMERGENCY ISSUES

The Welcome Home Milwaukee after hours emergency maintenance number is (414) 216-3024. This number should only be used outside of regular business hours.

After hour emergency issues include:

- Heat not working and the outside temperature is under 55 degrees
- All utilities stop working (Gas, Electric, Water)
- Sewage backup, burst pipes or other plumbing related instances that may cause further damage to the property if not addressed immediately
- Down power line or gas leak immediately contact WE Energies, then call Welcome Home Milwaukee
- Fire - Call 911 then contact Welcome Home Milwaukee
- Security issues - Call 911 if police are needed first.

Any instance of abuse of the emergency line or contacting Welcome Home Milwaukee for non-emergency issues will result in a fine up to $100 per instance, plus actual cost related to the call, being charged back to Resident.

By signing below, you acknowledge and agree to the terms in Section 5.

X Larry Rayford

Lessee — Larry D. Rayford

5-14-26

Date Signed

X Jacqueline King

Lessee — Jacqueline D. King

5-14-26

Date Signed

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6

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

6.1 LEAD WARNING STATEMENT

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. **Before renting pre-1978 housing**, Landlord must disclose the presence of lead-based paint and/or lead-based paint hazards in the dwelling. Resident must also receive a federally approved pamphlet on lead poisoning prevention.

6.2 KNOWLEDGE OF LEAD-BASED PAINT

☐ Landlord has knowledge of lead-based paint and/or that lead-based paint hazards are present in the property (explained with additional documentation attached to this lease)

☐ Landlord has no knowledge of lead-based paint and/or lead-based hazards in the property

6.3 RECORDS AND REPORTS AVAILABLE TO THE LESSOR

☐ Landlord has provided Resident with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the property (list documents below)

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

6.4 RESIDENT'S ACKNOWLEDGEMENT

Resident states that Resident has received any records and reports listed under Landlord's Disclosures above. Resident acknowledges that Resident has received the pamphlet ***Protect Your Family From Lead in Your Home.***

6.5 AGENT'S ACKNOWLEDGEMENT

If Landlord is represented by an Agent, the Agent certifies that Agent has informed the Landlord of the Landlord's obligations under U.S.C. (d) and that the Agent is aware of Agent's duty to ensure compliance with the requirements of federal laws and regulations.

6.6 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.

By signing below, you acknowledge and agree to the terms in Section 6.

X Larry Rayford
Lessee — Larry D. Rayford

5-14-26
Date Signed

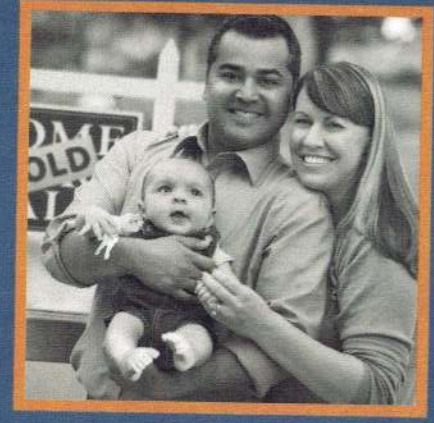
X Jacqueline King
Lessee — Jacqueline D. King

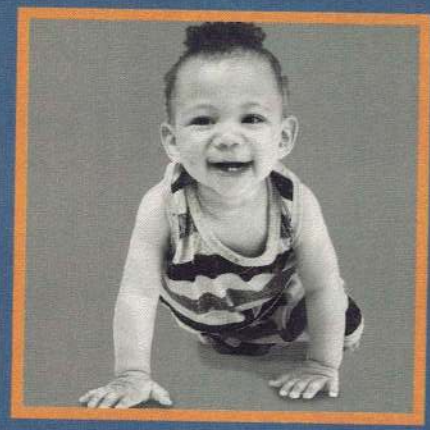
5-14-26
Date Signed

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).







Protect Your Family From Lead in Your Home

EPA United States Environmental Protection Agency

United States Consumer Product Safety Commission

United States Department of Housing and Urban Development

September 2013

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
- About health effects of lead
- 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 and 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).



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 HUD's Office of Healthy Homes and Lead Hazard Control 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/offices/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
September 2013

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 avoid fatty (or high fat) foods and eat nutritious meals high in iron and calcium.
- 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.

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) 321-6671

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 (DT-8J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 886-7836

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.
WWPD/TOPE
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
Solid Waste & Toxics Unit (WCM-128)
1200 Sixth Avenue, Suite 900
Seattle, WA 98101
(206) 553-1200

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/lead 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.**

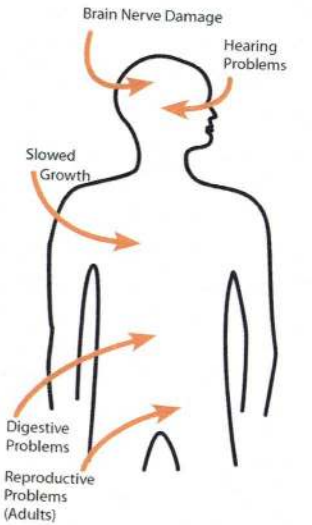
Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

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.

Other Sources of Lead

While paint, dust, and soil are the most common sources of lead, other lead sources also exist:

- **Drinking water.** Your home might have plumbing with lead or lead solder. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might contain lead:
  - Use only cold water for drinking and cooking.
  - Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.

  Call your local health department or water supplier to find out about testing your water, or visit epa.gov/lead for EPA's lead in drinking water information.
- **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 (16 CFR 1303). 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 (76 FR 44463).

Renovating, Remodeling, or Repairing (RRP) 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 and
  - 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.*

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), 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

Deteriorating 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:

- 40 micrograms per square foot ($\mu g/ft^2$) and higher for floors, including carpeted floors
- 250 $\mu g/ft^2$ 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.

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:

- 40 micrograms per square foot ($\mu g/ft^2$) for floors, including carpeted floors
- 250 $\mu g/ft^2$ for interior windows sills
- 400 $\mu g/ft^2$ for window troughs

For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 14 and 15), or visit epa.gov/lead, or call 1-800-424-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 professional. 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.

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 1-800-877-8399.

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 avoid fatty (or high fat) foods and eat nutritious meals high in iron and calcium. Children with good diets absorb less lead.

Welcome Home Milwaukee

7311 W Greenfield Ave • West Allis, WI 53214
(414) 797-1819

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X Larry D. Rayford
Lessee — Larry D. Rayford

5-14-26
Date Signed

X Jacqueline King
Lessee — Jacqueline D. King

5-14-26
Date Signed

Welcome Home Milwaukee

7311 W Greenfield Ave • West Allis, WI 53214
(414) 797-1819

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Sign and Accept

8.1 ACCEPTANCE OF LEASE

This is a legally binding document. By typing your name, you are consenting to use electronic means to (i) sign this contract (ii) accept addenda. You can access and download this contract at any time in your portal.

X Larry Rayford

Lessee

Larry D. Rayford

5-14-26

Date Signed

X Jacqueline King

Lessee

Jacqueline D. King

5-14-26

Date Signed

X

Lessor

Date Signed