



Please read this rental agreement carefully. This is important information regarding your tenancy!

		Tenant Initial	Agent Initial
1.	Tenant understands that the rent which is received with a United States postal mark dated after the first of the month is subject to a five dollar (\$5.00) per day late charge which must be paid within the same month in which the late charge was incurred,		
2.	Tenant agrees that all checks returned from the bank for non-sufficient funds or due to a stop payment order will be assessed a thirty-five dollar (\$35.00) penalty. Replacement of said funds would be in the form of certified funds. A second occurrence will result in the payment being treated as a late rent and will be subject to the five dollar (\$5.00) per day late charge as described in provision no.1. The late charge must be paid within the same month in which the charge was incurred.		
3.	After the tenant leaves the premises, he/she shall be liable for the premises as though still in possession until he/she has delivered the keys to the Landlord.  Lease Term _____ Noon, first day of lease _____ Noon, last day of lease _____		
4.	Tenant has examined the condition of the premises and has received the same in good order and repair except as otherwise noted and endorsed by both parties. The tenant shall have seven (7) days after the beginning of occupancy to advise Landlord of any other damages which existed prior to his occupancy. Such notificatin shall be in writing.		
5.	Tenant understands that if he/she is obligated to pay for heat for the premises, and Tenant shall maintain a reasonable amount of head in cold weather to prevent damage to the premises, and if damage results from the Tenant's failure to maintain a reasonable amount of had the Tenant shall be liable for this damage.		
6.	Tenant understands that he/she is not permitted to paint. The Tenant will not alter or redecorate the premises. The Tenant may not drive nails, tacks, screws, or apply other fasteners on or into any wall, ceiling, floor or woodwork of the premises. The Tenant shall not attach or affix anything to the exterior of the premises or the building in which it is located.		
7.	The water closets and other water apparatus shall not be used for any purpose other than that for which they were constructed, and no sweepings, rubbish; rags paper or other substances shall be thrown therein. Tenant shall pay any damage resulting to them from misuse of any nature or character whatever.		
8.	Tenant expressly agrees that Landlord shall not be liable to Tenant or others, including Tenant's occupants, guests, and invitees, from any cause whatsoever other than the negligent acts of Landlord. It is the responsibility of the Tenant to provide insurance for their liability, covering he leased premises.		
9.	Tenants are responsible to adequately supervise their children as to their safety and conduct. Tenant expressly agrees that Landlord shall not be liable for any injuries to the person on Tenant or other, including the Tenant's occupants, guests, and invitees, from any cause whatsoever other than the negligent acts of the Landlord.		
10.	Tenant and Tenant's occupants, guest and invitees shall not become intoxicated, disorderly, harass or solicit Tenants, their guests, or others, create any odors or create or permit any unnecessary, unreasonable or improper noise or disturbance. Tenants and tier guests shall not use hallways, stairways, garages, carports, and parking lots for recreation or play.		
11.	Wisconsin law requires that the Landlord maintain any smoke detectors located in any building common areas. State law further requires that <b>THE TENANT MUST EITHER MAINTAIN ANY SMOKE DETECTOR ON THE PREMISES OR GIVE LANDLORD WRITTEN NOTICE WHENEVER A SMOKE DETECTOR ON THE PREMISES IS NOT FUNCTIONAL.</b> The Landlord shall provide, within five (5) days of receipt of any such notice, any maintenance necessary to make that smoke detector functional. Maintenance shall include the provision of new batteries, as needed.		
12.	Tenant agrees to help keep the appearance of your apartment community attractive. Bicycles and motorcycles shall not be left on grounds or attached in any manner to the building or lampposts. Tenant agrees to keep bicycle(s) in the bike rack. The premises shall not be defaced with signs, advertisements, TV antennas, or satellite dishes. Entrance, hallways, stairways, laundry rooms and storage rooms shall e free and clear from any obstructions in accordance with fire safety regulations. Tenant understands there is <b>NO SMOKING</b> allowed in common areas.		
13.	Trash dumpsters have been placed in the parking lot near each building for deposit of refuse. Tenant agrees to use plastic trash bags only and to place trash securely inside the dumpster. No bundles, refuse or articles are to be left in hallways or on balconies.		
14.	Tenant agrees to comply with all laws, orders and regulations of all state, federal, municipal, and local governments regarding collection, sorting, separation, and recycling of waste products, garbage, refuses, and trash. Tenant shall sort and separate such items into categories as provided by law, and in accordance with the rules and regulations adopted by the Landlord for the sorting and separating of such designated recyclable materials. The Tenant shall pay all costs, expenses, fines, penalties, or damages imposed on the Landlord or Tenant by reason of the Tenant's failure to comply with recycling requirements. The Tenant's noncompliance with recycling requirements shall constitute a violation or breach of Tenant's Apartment Lease.		
15.	Tenant has received a copy of "Protect Your Family from Lead in Your Home" pamphlet. (Only applicable for rental property is built prior to 1978, as required by U.S. Environmental Protection Agency, 1996)		
16.	Tenant shall not assign this lease or sublet any part thereof.		
17.	<b>TENANT SHALL NOT USE THE SECURITY DEPOSIT AS RENT.</b>		
18.	Any late charge owed to Landlord at the time resident vacates will be deducted from the security deposit.		
19.	Landlord reserves the right, with advance notice, to enter the apartment to "make ready" or prepare the apartment for a future Tenant; preparation may include painting, cleaning or new carpet/vinyl installation.		



		Tenant Initial	Agent Initial																												
20.	Stained or soiled carpets which require professional cleaning are defined as beyond normal wear and tear. Lessee is responsible for PROFESSIONAL CLEANING of any carpet that is beyond normal wear and tear (as described above). Lessee agrees to use only a professional carpet cleaner that is approved by the Lessor (normally a truck-mounted cleaning unit). If Lessee vacates and fails to have soiled and/or stained carpets professionally cleaned, Lessee agrees to pay the actual cost for each room and/or loft left in such condition.																														
21.	Smokers in the apartment create dirt and smell, which is considered to be beyond ordinary wear and tear. Smokers agree that they will be charged \$15.00 per hour for washing down the walls and the appliances plus \$250.00 for painting a studio, \$400.00 for painting a one bedroom/loft, and \$500.00 for painting a two bedroom/loft per coat. In addition, a charge of \$100.00 will be imposed for the removal of the smoke smell from the apartment.																														
22.	Tenant shall, in writing, and within five (5) days of surrendering said premises, provide the Landlord with an address to which the refundable portion of the security deposit may be returned to Tenant. Landlord shall, within twenty-one (21) days after Tenant surrenders said premises, return the refundable portion of said security deposit to Tenant at the written address provided for such refund or to Tenant's last known address, providing therewith a written statement accounting for any amounts withheld.																														
23.	\$150.00 for cleanup of leakage of oil and/or fluids leaking from Lessee's vehicle, if the Tenant fails to clean to the Landlord or Agent's satisfaction.																														
24.	Lessee agrees not to use colored toilet bowl cleaner and/or rubber or latex backed rugs on vinyl floors. If vinyl floors are discolored due to this, resident agrees to pay 100% of the replacement cost of all floors.																														
25.	The following charges will be assessed and deducted from the security deposit if the Tenant fails to clean to the Landlord or Agent's satisfaction.																														
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I/We acknowledge receipt of a copy of this **DISCLOSURE STATEMENT-NONSTANDARD RENTAL PROVISIONS AND AGREE TO ABIDE BY THE SAME.**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
 (day) (month) (year)

Apartment to be rented:

\_\_\_\_\_  
 (resident)

\_\_\_\_\_  
 (resident)

\_\_\_\_\_  
 (resident)

Stove	Yes	No	
Refrigerator	Yes	No	
A/C Unit	Yes	No	
Parking Stall	Yes	No	1 or 2
Storage Locker	Yes	No	
Garage Stall	Yes	No	