

RESIDENTIAL RENTAL AGREEMENT

1 This Agreement for the premises identified below is entered into by and between the Landlord and Tenant (referred to in the singular whether one or 2 more) on the following terms and conditions:

3 TENANT: ( \_\_\_\_\_ adults and \_\_\_\_\_ children)

4 \_\_\_\_\_

5 \_\_\_\_\_

6 Additional occupants under the age of eighteen (18) residing on the

7 Premises: \_\_\_\_\_

8 \_\_\_\_\_

9 PREMISES: Building Address

10 \_\_\_\_\_ (street)

11 \_\_\_\_\_ (city, village, town) \_\_\_\_\_ (state) \_\_\_\_\_ (zip)

12 Apartment/room/unit: \_\_\_\_\_

13 Included furnishings/appliances: refrigerator, range, oven

14 List other: \_\_\_\_\_

15 RENT: Rent of \$ \_\_\_\_\_ for Premises and

16 \$ \_\_\_\_\_ for other (specify \_\_\_\_\_)

17 is to be received no later than the 1st day of each month

18 and is payable at Buildium (online), Check, or Money Order

19 If rent is received after 5th

20 the Tenant shall pay a late fee of \$ SEE LATE FEE ADDENDUM

21 Charges incurred by Landlord for Tenant's returned checks are 22 payable by Tenant. Landlord shall provide a receipt for cash 23 payments of rent. All tenants, if more than one, are jointly and 24 severally liable for the full amount of any payments due 25 under this Agreement. Acceptance of a delinquent payment 26 does not constitute a waiver of that default or any other default 27 under this Agreement. Other Landlord or Tenant obligations:

28 \_\_\_\_\_

29 \_\_\_\_\_

30 SECURITY DEPOSIT: Upon execution of this Agreement, Tenant shall pay a security deposit in the amount of \$ \_\_\_\_\_ to be held by Landlord or 31 Landlord's agent. The deposit, less any amounts legally withheld, will be returned to Tenant's last known address within twenty-one (21) days after any event set 32 forth in Wis. Stat. § 704.28(4). If any portion of the deposit is withheld, Landlord must provide Tenant with a written statement accounting for amounts withheld. The 33 statement shall describe each item of physical damage or other claim made against the security deposit, and the amount withheld as reasonable compensation for 34 each item or claim. If repair costs are not known within twenty-one (21) days Landlord may use a good faith estimate in the written accounting. The reasonable cost 35 for tenant damage, waste, or neglect of the premises, normal wear and tear excluded, may be deducted from Tenant's security deposit as well as any amounts 36 set forth in Wis. Stat. § 704.28(1). Tenant may not use the security deposit as payment for the last month's rent without the written permission of Landlord.

37 DEDUCTIONS FROM PRIOR TENANT'S SECURITY DEPOSIT: Tenant is hereby notified that Tenant may do any of the following within seven (7) days after the 38 start of their tenancy: (a) inspect the unit and notify Landlord of any pre-existing damages or defects, and (b) request a list of physical damages or defects, if any, 39 charged against the previous Tenant's security deposit. If such a request is made by Tenant, Landlord will supply Tenant with a list of all physical damages or defects 40 charged against the previous tenant's security deposit regardless of whether or not those damages or defects have been repaired. Said list will be provided to Tenant 41 within thirty (30) days from when the request was received or, within seven (7) days after Landlord notifies the previous tenant of the security deposit deductions, 42 whichever occurs later. Landlord need not disclose previous tenant's identity nor the amount deducted from the previous tenant's security deposit. Landlord will 43 provide Tenant with a Check-In / Check-Out sheet. Should Tenant fail to return it to Landlord within seven (7) days after the start of the tenancy, Tenant will be 44 considered to have accepted the Premises without any exceptions.

45 NOTICE TO VACATE: Lease for Term - No written notice is required to terminate a lease for term because the lease automatically ends on the last day of the term. 46 Nonetheless, both Landlord and Tenant should discuss prior to the end of the original lease term whether or not they wish to continue the tenancy beyond the original 47 lease term and if so, enter into a new rental agreement accordingly. Month to Month Tenancy - Written notice must be received by the other party at least twenty-eight 48 (28) days prior to the ending of a month to month tenancy. A month to month tenancy may only be terminated at the end of a rental period. A rental period runs from 49 the first day of a calendar month through the last day of a calendar month.

50 CONTROLLING LAW: Landlord and Tenant understand their rights and obligations under this Agreement and that they are subject to the laws of Wisconsin, in- 51 cluding Wis. Stat. ch. 704 and ch. 799, Wis. Admin. Code § ATCP 134, and applicable local ordinances. Both parties shall obey all governmental orders, rules and 52 regulations related to the Premises, including local housing codes.

53 CONDITION OF PREMISES: Tenant has had the opportunity to inspect the rental unit and has determined that it will fulfill their needs and acknowledges that the 54 unit is in good and satisfactory condition, except as noted in the Check-In / Check-Out sheet provided to them, prior to taking occupancy. Tenant agrees to maintain 55 the premises during their tenancy and return it to Landlord in the same condition as it was received less normal wear and tear.

56 RENTERS INSURANCE RECOMMENDED: Landlord recommends that Tenant purchase Renter's Insurance to protect Tenant's personal property and to protect 57 Tenant from any liabilities while living at the property. Tenant understands that if they do not purchase Renter's Insurance that Tenant may not have any insurance 58 coverage should Tenant's belongings be damaged or should Tenant be held liable to a third party and/or the Landlord.

59 RULES: Landlord may make reasonable rules governing the use and occupancy of the Premises and the building in which it is located. Any failure by Tenant to 60 substantially comply with the rules will be a breach of this Agreement and may result in the eviction of Tenant. Landlord may amend the rules to provide for newly 61 added amenities or to meet changed circumstances or conditions adversely affecting the property. No such amendments may unreasonably interfere with Tenant's 62 use and enjoyment of the Premises or the property of which it is part. A copy of the rules, if applicable, have been given to Tenant at the time of application and at 63 the time of the signing of this Agreement.

64 ELECTRONIC DELIVERY OF CERTAIN INFORMATION/DOCUMENTATION: Landlord may, but is not required to, provide the following information and/or 65 documentation to Tenant via electronic means: (a) a copy of the rental agreement and any documents related to the rental agreement; (b) a security deposit and any 66 documents related to the accounting and disposition of the security deposit and security deposit refund; (c) any promise to clean, repair, or otherwise improve any 67 portion of the Premises made by Landlord prior to entering into the rental agreement with Tenant, (d) advance notice of entry to inspect, make repairs, or show the 68 Premises to prospective tenants or purchasers.

69 TIME IS OF THE ESSENCE: As to delivery of possession of Premises to Tenant, completion of repairs promised in writing in the Agreement or before; vacating of 70 the Premises, return of Landlord's property, payment of rent, performance of any act for which a date is set in this Agreement or by law. 71 Time is of the essence means that a deadline must be strictly followed.

72 SPECIAL PROVISIONS: \_\_\_\_\_

73 \_\_\_\_\_

74 RENTAL DOCUMENTS: Landlord has given Tenant a copy of the Residential Rental Agreement as well as any Rules and Regulations, if applicable, for review prior 75 to entering into this Agreement and prior to accepting any earnest money or security deposit.

76 Pets and water beds are not permitted unless indicated otherwise in writing.

NOTE: SIGNING OF THIS AGREEMENT CREATES LEGALLY ENFORCEABLE RIGHTS.

See reverse side for additional provisions. ➔

78 OWNER / AGENT OF OWNER

Signature: \_\_\_\_\_ (date) Print Name: Keith B Turner Jr

79 TENANT(S)

80 Signature: \_\_\_\_\_ (date) Print Name: \_\_\_\_\_ (date)

82 Signature: \_\_\_\_\_ (date) Print Name: \_\_\_\_\_ (date)

Signature: \_\_\_\_\_ (date) Print Name: \_\_\_\_\_ (date)

Signature: \_\_\_\_\_ (date) Print Name: \_\_\_\_\_ (date)

84 **NON-WAIVER:** Any failure to act by Landlord with regard to any specific violation or breach of any term of this Agreement by Tenant shall be considered temporary  
85 and does not waive Landlord's right to act on any future violation or breach by Tenant. Landlord, by accepting payment from Tenant for rent or any other amount  
86 owed, is not waiving its right to enforce a violation or breach of any term of this Agreement by Tenant.

87 **POSSESSION AND ABANDONMENT:** Landlord shall give Tenant possession of the Premises as provided. Tenant shall vacate the Premises and return all of  
88 Landlord's property promptly upon the expiration of this Agreement, including any extension or renewal, or its termination, in accordance with its terms and the law. A  
89 Tenant will be considered to have surrendered the Premises on the last day of the tenancy provided under this Agreement, except that, if the Tenant vacates before  
90 the last day of the tenancy, and gives Landlord written notice that Tenant has vacated, surrender occurs when Landlord receives the written notice that Tenant has  
91 vacated. If the Tenant mails the notice to Landlord, Landlord is deemed to have received the notice on the second day after mailing. If Tenant vacates the Premises  
92 after the last day of the tenancy, surrender occurs when Landlord learns that Tenant has vacated. If Tenant abandons the Premises before expiration or termination  
93 of this Agreement or its extension or renewal, or if the tenancy is terminated for Tenant's breach of this Agreement, Landlord shall make reasonable efforts to re-rent  
94 the Premises and apply any rent received, less costs of re-renting, toward Tenant's obligations under this Agreement. Tenant shall remain liable for any deficiency. If  
95 Tenant is absent from the Premises for two (2) successive weeks without notifying Landlord in writing of this absence, Landlord may deem the Premises abandoned  
96 unless rent has been paid for the full period of the absence.

97 **ABANDONED PROPERTY:** If Tenant vacates or is evicted from the premises and leaves personal property, Landlord may presume, in the absence of a written  
98 agreement between the Landlord and Tenant to the contrary, that the Tenant has abandoned the personal property and Landlord may dispose of it in any manner that  
99 the Landlord, in his sole discretion, determines is appropriate. Landlord will not store any items of personal property that tenant leaves behind when tenant vacates or is  
100 evicted from the premises, except for prescription medicine or prescription medical equipment, which will be held for seven (7) days from the date of discovery. If Tenant  
101 abandons a manufactured or mobile home or a titled vehicle, Landlord will give Tenant and any other secured party that Landlord is aware of, written notice of intent to  
102 dispose of property by personal service, regular mail, or certified mail to Tenant's last known address, prior to disposal.

103 **USE OF PREMISES AND GUESTS:** Tenant shall use the Premises for residential purposes only. Operating a business or providing child care for children not listed as  
104 occupants in this Agreement is prohibited. Neither party may: (1) make or knowingly permit use of the Premises for any unlawful purpose; (2) engage in activities which  
105 unduly disturb neighbors or tenants; and/or (3) do, use, or keep in or about the Premises anything which would adversely affect coverage under a standard fire and  
106 extended insurance policy. Tenant may have guests residing temporarily in Premises if their presence does not interfere with the quiet use and enjoyment of other tenants  
107 and if the number of guests is not excessive for the size and facilities of the Premises. Unless prior written consent is given by Landlord, Tenant may not have any person  
108 who is not listed on this Agreement reside in the Premises for more than fourteen (14) non-consecutive days within any one (1) year period or for more than three (3)  
109 consecutive days within any one (1) month period. Tenant shall be liable for any property damage, waste, or neglect of the Premises, building, or development in which it  
110 is located, that is caused by the negligence or improper use by Tenant or Tenant's guests and invitees.

111 **NON-LIABILITY OF LANDLORD:** Landlord, except for his negligent acts or omissions, shall not be liable for injury, loss, or damage which Tenant may sustain from the  
112 following: (a) theft, burglary, or other criminal acts committed by a third party in or about the premises, (b) delay or interruption in any service from any cause whatsoever, (c)  
113 fire, water, rain, frost, snow, gas, odors, or fumes from any source whatsoever, (d) injury or damages caused by bursting or leaking pipes or back up of sewer drains and  
114 pipes, (e) disrepair or malfunction of the Premises, appliances, and/or equipment unless Landlord was provided with prior written notice by Tenant of the problem. Tenant  
115 holds Landlord harmless from any claims or damages resulting from the acts or omissions of Tenant, Tenant's guests or invitees, and any third parties, including other tenants.

116 **CRIMINAL ACTIVITY PROHIBITED:** Tenant, any member of Tenant's household, guest, or invitee shall not engage in or allow others to engage in any criminal activity,  
117 including drug-related criminal activity, in the Premises or on the property. Pursuant to Wis. Stat. § 704.17(3m), Landlord may terminate the tenancy of Tenant, without  
118 giving Tenant an opportunity to remedy the default, upon notice requiring Tenant to vacate on or before a date at least five (5) days after the giving of the notice, if Tenant,  
119 a member of Tenant's household, or a guest or other invitee of Tenant or of a member of Tenant's household engages in any of the following: (a) criminal activity that  
120 threatens the health or safety of, or right to peaceful enjoyment of the Premises by, other tenants, (b) criminal activity that threatens the health or safety of, or right to  
121 peaceful enjoyment of their residences by persons residing in the immediate vicinity of the Premises, (c) criminal activity that threatens the health or safety of Landlord or  
122 an agent or employee of Landlord, (d) drug-related criminal activity, which includes the manufacture or distribution of a controlled substance, on or near the Premises.  
123 The above does not apply to a Tenant who is the victim, as defined in Wis. Stat. § 950.02(4), of the criminal activity. It is not necessary that there have been an arrest or  
124 conviction for the criminal activity or drug-related criminal activity.

125 **DANGEROUS ITEMS AND ACTIVITIES PROHIBITED:** Tenant, any member of Tenant's household, guest, or invitee shall not possess or use on the property the  
126 following items including, but not limited to, swimming or wading pools, trampolines, slip 'n' slides or any other water recreation devices, air, pellet or BB guns/rifles,  
127 explosives, fireworks, sparklers, candles, space heaters or any other items that, in the opinion of Landlord, create an unreasonable risk of injury or damage, without  
128 the prior written consent of Landlord.

129 **MAINTENANCE:** Pursuant to Wis. Stat. § 704.07, Landlord shall keep the structure of the building in which the Premises are located and those portions of the  
130 building and equipment under Landlord's control in a reasonable state of repair. Tenant shall maintain the Premises under Tenant's control in a clean manner and  
131 in as good of a general condition as it was at the beginning of the term or as subsequently improved by Landlord, normal wear and tear excluded. Tenant shall not  
132 physically alter or redecorate the Premises, cause any contractor's lien to attach to the Premises, commit waste to the Premises or the property of which it is a part,  
133 or attach or display anything which substantially affects the exterior appearance of the Premises or the property in which it is located, unless otherwise allowed  
134 under the rules or unless Landlord has granted specific written approval. Landlord shall keep heating equipment in a safe and operable condition. Whichever party  
135 is obligated to provide heat for the Premises they shall maintain a reasonable level of heat to prevent damage to the Premises and the building in which it is located.

136 **PAYMENT FOR DAMAGE:** Tenant is responsible for any damage, waste, or neglect caused by Tenant, any members of Tenant's household, guests or invitees  
137 including, but not limited to, damage, waste, or neglect to the Premises, common areas, building, or grounds. Tenant must pay Landlord for any costs to repair or  
138 replace any damage, waste, or neglect within ten (10) days of demand. Tenant may be required to pay estimated repair cost before work will begin. Payment of  
139 said cost by Tenant does not waive Landlord's right to terminate Tenant's tenancy for causing the damage, waste, or neglect. Failure to pay said amounts within the  
140 specified time period is a material breach of this Agreement and grounds for eviction.

141 **REIMBURSEMENT TO LANDLORD:** If Tenant fails to pay any amounts that Tenant is responsible for under this Agreement, Landlord has the option, but is not  
142 required, to pay said amounts on behalf of Tenant and demand reimbursement. Reimbursement must be made within ten (10) days of demand. Reimbursement after  
143 Landlord's demand does not waive Landlord's right to terminate Tenant's tenancy for failing to pay said amounts initially. Failure to reimburse Landlord after demand  
144 is a material breach of this Agreement and grounds for eviction.

145 **NO MODIFICATIONS TO PREMISES:** Tenant may not make any modifications to the Premises without the prior written consent of Landlord. Modifications  
146 include, but are not limited to, removal of any fixtures, painting of any rooms, installation of blinds or other window coverings, drilling of holes, mounting of flat-  
147 screen televisions to the wall, building of any additions, installation of any satellite dishes, or any modifications that would be attached to the ceiling, floor or walls of  
148 the Premises. This restriction does not apply to the hanging of photographs, paintings or related items within reason. If Tenant violates this provision Tenant will be  
149 charged the actual costs incurred by Landlord to return the Premises to its original condition. Payment of said costs by Tenant does not waive Landlord's right to  
150 terminate Tenant's tenancy for violating this provision.

151 **EXTERMINATION COSTS:** Tenant will be responsible for the costs of extermination or removal of any insects, pests, or rodents that are found on the Premises,  
152 and which are the result of the Tenant's (or any member of the Tenant's household, Tenant's guests, or invitees) acts, negligence, failure to keep the Premises clean,  
153 failure to remove garbage and waste, and/or improper use of the Premises.

154 **ENTRY BY LANDLORD:** Landlord may enter the Premises occupied by Tenant, with or without Tenant's consent, at reasonable times upon twelve (12) hours advance  
155 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  
156 without advance notice 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  
157 from damage. Neither party shall add or change locks without providing the other party keys. Improper denial of access to the Premises is a breach of this Agreement.

158 **BREACH AND TERMINATION:** Failure of either party to comply substantially with any material provision is a breach of this Agreement. Should Tenant neglect or fail  
159 to perform and observe any of the terms of this Agreement, Landlord shall give Tenant written notice of the breach requiring Tenant to remedy the breach or vacate  
160 the Premises on or before a date at least five (5) days after the giving of such notice, and if Tenant fails to comply with such notice, Landlord may declare the tenancy  
161 terminated and proceed to evict Tenant from the Premises, without limiting the liability of Tenant for the rent due or to become due under this Agreement. If Tenant  
162 has been given such notice and remedied the breach or been permitted to remain in the Premises, and within one (1) year of such previous breach, Tenant breaches  
163 the same or any other covenant or condition of Tenant's lease, this lease may be terminated if, Landlord gives notice to Tenant to vacate on or before a date at least  
164 fourteen (14) days after the giving of the notice as provided in Wis. Stat. § 704.17. The above does not apply to the termination of tenancy pursuant to Wis. Stats.  
165 §§ 704.17(3m), 704.17(2)(c), and 704.16(3). These provisions shall apply to any lease for a specific term and do not apply to a month to month tenancy. If Landlord  
166 commits a breach, Tenant has all rights, and remedies as set forth under the law, including Wis. Stats. §§ 704.07(4) and 704.45, and Wis. Admin. Code § ATPC 134.

167 **RESPONSIBILITY FOR UTILITIES:** Tenant must maintain, and will be responsible for the cost of, all utilities for the Premises until the end of the lease term or until  
168 the last day that the Tenant is responsible for rent.

169 **RENT:** Unless otherwise agreed by Landlord, all rental payments must be from Tenant or Co-signer's account. Third-party checks will not be accepted. If any of  
170 Tenant's rent payments are returned due to insufficient funds or for any other reason, Landlord may demand that all future payments be made via certified funds. All  
171 late fees, security deposit, utility charges, or any other monetary amount set forth under this Agreement are to be considered and defined as "rent."

172 **REPAIRS:** Any promise by Landlord, made before execution of this Agreement, to repair, clean, or improve the Premises, including the promised date of completion,  
173 will be listed in this Agreement or in a separate addendum to this Agreement. Time being of the essence as to completion of repairs does not apply to any delay  
174 beyond Landlord's control. Landlord shall give timely notice of any delay to Tenant.

175 **CODE VIOLATIONS AND ADVERSE CONDITIONS:** There are no code violations or other conditions affecting habitability of the Premises unless indicated  
176 otherwise in writing.

177 **NOTICE OF DOMESTIC ABUSE PROTECTIONS:**

178 1. As provided in Wis. Stat. § 106.50 (5m) (dm), a tenant has a defense to an eviction action if the tenant can prove that the landlord knew, or should have known,  
179 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  
180 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  
181 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  
182 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.

183 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  
184 in Wis. Stat. § 704.16. If the tenant has safety concerns, the tenant should contact a local victim service provider or law enforcement agency.

185 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.

186 **DAMAGE BY CASUALTY:** If the Premises are damaged by fire or other casualty ("the casualty") to a degree which renders it untenable, and if, in Landlord's sole  
187 discretion, the repairs can be completed in a reasonable period of time, this Agreement will continue but rent will abate until the Premises is restored to a condition  
188 comparable to its condition prior to the casualty. Tenant's liability for rent will not abate if the casualty was caused in any part by the negligence or intentional acts  
189 of Tenant, members of Tenant's household, guests or invitees. Tenant may be required to vacate the Premises during repairs. If, in Landlord's sole discretion, the  
190 Premises cannot be repaired in a reasonable period of time, this Agreement will terminate as of the date of the casualty. If, after the casualty, the Premises remain  
191 tenable, Landlord will complete repairs as soon as reasonably possible.

192 **CONTINUATION OF AGREEMENT:** If Tenant continues to occupy the Premises after the expiration of this Agreement and makes a timely payment of rent,  
193 which is accepted by Landlord, Tenant shall be under a month to month tenancy with the same terms and conditions of the original rental agreement unless other  
194 arrangements have been made in writing.

195 **ASSIGNMENT OR SUBLEASE:** Tenant shall not assign this Agreement or sublet the Premises, or any part of the Premises, without the prior written consent of  
196 Landlord. This prohibition includes, but is not limited to, short-term rentals and/or vacation rentals through websites like Airbnb, Homeaway, or VRBO.

197 **MODIFICATIONS AND TERMINATION:** This Agreement may be terminated or modified by written agreement of Landlord and Tenant. The parties may terminate  
198 this Agreement and enter into a new Agreement instead of renewing it, assigning it, or subleasing the Premises.

199 **SEVERABILITY OF RENTAL AGREEMENT PROVISIONS:** The provisions of this rental agreement are severable. If any provision of this rental agreement is found  
200 to be void or unenforceable, the unenforceability of that provision does not affect the other provisions that can be given effect without the invalid provisions.



— TURNER —  
COMMUNITY PARTNERS

### Late Fee Policy Addendum

Turner Community Partners tries to work with situations and this policy gives our residents flexibility and our staff guidelines on actions.

Please be aware that habitually paying late regardless of policy can hurt your credit score and character reference. Any and all terms and conditions of the Lease that are not specifically amended here remains in full force and effect.

**1. Scheduled Late Fee-\$50 will be charged with this amount only if you met the following criteria:**

- ✓ **Contact** management **prior to the 1<sup>st</sup>**
- ✓ Provide: reason/situation, amount, and date of late payment (must be within month due)
- ✓ Follow through on commitment

**2. Unscheduled Late Fee: -10% off current rent or \$100 (whichever is greater)**

- ✓ Any lack of the criteria above is considered "Unscheduled"

Accepted Methods of Communication:

- Buildium: Resident Request
- Phone: 262-668-7368
- Email: [management@turnercommunity.com](mailto:management@turnercommunity.com)

**Please be aware that reoccurring late payments will result in the following actions:**

**1. Scheduled Recurring Late Payments:**

- First Occurrence – Verbal Warning
- Second Occurrence – Documented Warning (5-Day Notice)
- Third and Final Occurrence – Eviction / Non – Renewal of Lease

**2. Unscheduled Recurring Late Payments:**

- First Occurrence – Documented Warning (5-Day Notice)
- Second Occurrence – Eviction / Non – Renewal of Lease

**Waiver of Late Fees or Credit:**

In order to ease the hardship that many of our tenants are facing, we are willing to waive fees or credit **given that the parameters for Scheduled Late Payment notifications are followed.**

- **All New Tenants or current tenants (no balance owed) renewing tenants will earn 1 credit**
- **Paying on time for 6 consecutive months lets you earn 1 Credit as well**

**CREDITS EXPIRE WITHIN THE LEASE YEAR (MAX CREDITS AT ANY TIME IS 2)**

\_\_\_\_\_  
Tenant Name

\_\_\_\_\_  
Tenant Name

\_\_\_\_\_  
Tenant Name

\_\_\_\_\_  
Tenant Name

# NONSTANDARD RENTAL PROVISIONS

The Nonstandard Rental Provisions listed below are part of your rental agreement and list the various charges and costs that your Landlord may assess and withhold from your security deposit.

Name of Tenant(s): \_\_\_\_\_

Address of Premises: \_\_\_\_\_  
(Street) (City, State, Zip)

**Note: Landlord may strike (x) any provisions that are not applicable and/or add any additional provisions as needed.**

1.  1 **LATE FEE:** A late fee of \$ <sup>See Addendum</sup> \_\_\_\_\_ will be charged as set forth in the rental agreement upon all late rental  
2 payments. These fees may be deducted from Tenant's security deposit.
2.  3 **RETURNED CHECK/STOP PAYMENT FEE:** If any payment by Tenant is returned unpaid due to insufficient  
4 funds or for any other reason, Tenant will be charged a fee of \$ 25 per occurrence. If Landlord incurs  
5 any other costs or fees as a result of Tenant's payment being returned due to insufficient funds or for any other  
6 reason, Tenant will also be charged the actual costs incurred by Landlord as a result. These fees and costs may  
7 be deducted from Tenant's security deposit.
3.  8 **GARBAGE/TRASH REMOVAL:** If Tenant leaves garbage or trash in hallway, outside of door of unit, or in any  
9 other common area of building or grounds which is not designated for the deposit of garbage or trash, Tenant will  
10 be charged a fee of \$ 100 plus the actual costs incurred by Landlord to remove the garbage or trash. These  
11 fees and costs may be deducted from Tenant's security deposit.
4. \_\_\_\_\_ 12 **FAILURE TO PROPERLY DISPOSE OF RECYCLABLES:** It is the Tenant's responsibility to separate all recyclable  
13 materials and deposit them in appropriate containers as required by law or local ordinance. If Tenant fails to  
14 separate recyclable materials and deposit them in the appropriate containers, Tenant will be charged a fee of  
15 \$ \_\_\_\_\_ for each occurrence plus the actual costs incurred by Landlord to properly dispose of the recyclables.  
16 These fees and costs may be deducted from Tenant's security deposit.
5. \_\_\_\_\_ 17 **LAWN MOWING/SNOW REMOVAL:** If Tenant fails to mow the lawn and/or remove snow from sidewalks or other  
18 designated areas within a reasonable time period, Tenant will be charged a fee of \$ \_\_\_\_\_ plus the actual costs  
19 incurred by Landlord to complete the above. Tenant will also be responsible for payment of any municipal fines  
20 or other costs imposed on Landlord due to Tenant's failure to comply with law or local ordinances regarding lawn  
21 mowing and/or snow removal. These fees and costs may be deducted from Tenant's security deposit.
6.  22 **PARKING:** Tenant may park his/her vehicle in the ~~designated area~~ or space as set forth in the rental agreement.  
23 If Tenant parks his/her vehicle anywhere other than the designated area or space Tenant will be charged a fee  
24 of \$ \_\_\_\_\_ for each day that the vehicle is parked in a non-designated space. Inoperable vehicles and vehicles  
25 in the process of being repaired may not be kept on the Premises and the above-mentioned fee will also be charged  
26 to Tenant for each day that this rule is not followed. Tenant must ensure that all visitors follow the rules or risk being  
27 charged the above-mentioned fees. These fees may be deducted from Tenant's security deposit.
7.  28 **FAILURE TO PERMIT ACCESS TO UNIT:** If Tenant fails to permit access to unit after Landlord has properly  
29 complied with all notice provisions set forth in Wis. Stat. ch. 704 and Wis. Admin. Code § ATCP 134, Tenant will  
30 be charged a fee of \$ 55 for each occurrence. Tenant will also be charged for any damages and/or costs  
31 incurred by Landlord as a result of Tenant's failure to allow access to unit. These fees and costs may be deducted  
32 from Tenant's security deposit.
8.  33 **RETURN OF KEYS/GARAGE DOOR OPENER:** If Tenant fails to return all keys including, but not limited to,  
34 mailbox, laundry, and storage keys, as well as garage door openers upon vacating, Tenant will be charged  
35 a fee of \$ 15. These fees may be deducted from Tenant's security deposit.
9.  36 **DAMAGE, WASTE OR NEGLECT:** Tenant is responsible for any damage, waste or neglect to the Premises  
37 including, but not limited to, the building, grounds upon which the building sits, rental unit, and any common  
38 areas. The Premises should be left in the same condition that it was received less any normal wear and tear.  
39 If there is any damage, waste or neglect to the Premises, Tenant will be responsible for all costs incurred by  
40 Landlord to remedy the damage, waste or neglect or, if Landlord performs the work, Tenant will be responsible  
41 for the time Landlord spent to remedy the damage, waste or neglect at a rate of \$ 55 per hour plus the  
42 costs of any materials. These fees and costs may be deducted from Tenant's security deposit.



# RULES AND REGULATIONS

Tenant(s): \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

These Rules and Regulations are incorporated into Tenant's Residential Rental Agreement. If there is any conflict between the terms and conditions of the Rules and Regulations and those contained in the Residential Rental Agreement, the terms and conditions of the Rules and Regulations shall be controlling.

### GENERAL

- 1 These Rules and Regulations are necessary to insure the proper use and care of the property as well as to insure the protection and safety of the landlord, his employees, other tenants, and neighbors.
- 2 Tenant will be responsible for the conduct of any and all family members, guests, invitees, and/or others under tenant's control.
- 3 The term "tenant" is defined broadly and includes, all persons named in the rental agreement, their family members, guests, invitees, and/or others under their control.
- 4 Landlord will not tolerate criminal activity or any other activity that disturbs others or damages the property.
- 5 Landlord has the right to make other reasonable rules and regulations as may be necessary for the safety of others and the property.
- 6 A violation of these Rules and Regulations constitutes a material breach of tenant's rental agreement and may result in termination of tenancy and eviction.
- 7 These Rules and Regulations will be enforced strictly and without exception.

### USE OF THE PROPERTY

- 8 The term "property" is defined broadly and includes, but is not limited to, the home or apartment building, individual rental units, common areas, grounds upon which the home or apartment building is located, and any other associated physical structures.
- 9 The property is to be used as a personal residence only and is for the individuals listed on the rental agreement only.
- 10 The property shall not be used to operate any form of business for any reason, including but not limited to, a child-care facility.
- 11 The property shall not be used for any illegal activity whatsoever or for any activity that in the opinion of the landlord will damage the property.
- 12 Tenant shall not do anything on the property that may increase the risk of fire or compromise safety, increase the landlord's insurance premiums, or which would be a violation of state or local laws or regulations.
- 13 Tenant shall not keep any hazardous items on or inside of property including, but not limited to, paint, lacquer, turpentine, paint thinner, acetone, gasoline, motor oil, pesticides, herbicides, kerosene, propane, lighter fluid or any other hazardous, flammable or combustible items.
- 14 Tenant shall not possess or use on the property the following items including, but not limited to, swimming or wading pools, trampolines, slip'n slides or any other water recreation devices, air, pellet or BB guns/rifles, explosives, fireworks, sparklers, candles, space heaters or any other items that, in the opinion of landlord, create an unreasonable risk of injury or damage, without the prior written consent of landlord.
- 15 Tenant is prohibited from using any portion of the basement or attic as a living quarters including, but not limited to, for sleeping.
- 16 No rummage sales, or sales of any kind, may be held on the property without the prior written consent of landlord.
- 17 No car washes, for profit or otherwise, may be held on the property without the prior written consent of landlord.
- 18 Tenant agrees to use all appliances, fixtures, and equipment in a safe manner and only for the purpose for which it was intended.
- 19 Tenant agrees not to destroy, deface, damage, or remove, any part of the property.

### APPEARANCE & UPKEEP OF PROPERTY

- 20 Tenant shall not allow any sign, advertisement, or notice to be placed inside or outside the rental unit or on the property without the prior written consent of landlord.
- 21 Tenant shall use only appropriate window coverings, such as drapes or blinds. Rugs, towels, blankets, or sheets are not allowed.
- 22 Tenant agrees to keep the rental unit in a clean, safe, and sanitary condition and not litter the property.
- 23 Tenant is responsible for replacing any light bulbs within the rental unit. Tenant shall only use the proper wattage of bulb as specified on the light fixture.
- 24 Tenant is responsible for replacing any batteries for smoke alarm and carbon monoxide detectors located within the rental unit.
- 25 Tenant agrees to regularly and properly dispose of garbage and recyclable materials and to place such items in the proper receptacles provided for that purpose.
- 26 Neither garbage nor recyclable materials shall be kept on the porch, common areas, or grounds. Tenant agrees to comply with any and all laws, ordinances, and/or regulations regarding the collection, sorting, separation, and recycling of materials.
- 27 If tenant wishes to dispose of any large items, it is the responsibility of tenant to make special arrangements in accordance with local ordinances and laws, to dispose of such items. Any charges incurred by landlord as a result of tenant's failure to comply with the above will

### ADDITIONAL RULES AND REGULATIONS:

28 \_\_\_\_\_  
 29 \_\_\_\_\_  
 30 \_\_\_\_\_  
 31 \_\_\_\_\_  
 32 \_\_\_\_\_  
 33 \_\_\_\_\_  
 34 \_\_\_\_\_  
 35 \_\_\_\_\_

**A VIOLATION OF THE ABOVE RULES AND REGULATIONS SHALL CONSTITUTE A MATERIAL VIOLATION OF TENANT'S RENTAL AGREEMENT AND IS GOOD CAUSE FOR TERMINATION OF TENANCY AND EVICTION OF TENANT.**

Tenant 1	_____	_____	_____
	<i>Print Name</i>	<i>Signature</i>	<i>Date</i>
Tenant 2	_____	_____	_____
	<i>Print Name</i>	<i>Signature</i>	<i>Date</i>
Tenant 3	_____	_____	_____
	<i>Print Name</i>	<i>Signature</i>	<i>Date</i>
Tenant 4	_____	_____	_____
	<i>Print Name</i>	<i>Signature</i>	<i>Date</i>
Owner/ Agent of Owner:	Keith B Turner Jr <i>Print Name</i>	<i>Keith B Turner Jr</i> <i>Signature</i>	_____ <i>Date</i>

- 36 Tenant agrees to keep all personal property within the rental unit or other assigned areas. Personal property shall not be kept in common areas or on the grounds and will be immediately removed and disposed of by landlord. Any costs incurred by landlord to remove tenant's property will be the tenant's responsibility.
- 37 Tenant shall cooperate with the landlord to keep common areas and grounds in a safe and clean condition.
- 38 Tenant agrees to promptly notify landlord of any maintenance or repair issues.

**MODIFICATIONS TO PROPERTY**

- 39 Tenant is prohibited from making any alterations, additions, or improvements to the inside or outside of the property, including but not limited to, painting, varnishing, wallpapering, or installing any fixtures, without the prior written consent of landlord.
- 40 Should tenant make any alterations, additions or improvements in violation of the above, landlord may immediately remove it and tenant will be responsible for all costs incurred by landlord to return the property to its original condition.
- 41 Tenant is not authorized to instruct any contractors hired by landlord to provide any additional services not previously authorized by landlord.

**DAMAGE, WASTE, OR NEGLECT**

- 42 If the property is damaged as a result of the intentional acts, negligence, carelessness, or misuse by tenant, tenant will be responsible for the repair costs incurred by landlord.
- 43 Tenant must reimburse landlord within ten (10) days of demand for any damage, waste, or neglect to the property and/or any other amounts owed due to tenant's failure to follow these Rules and Regulations.

**CHANGING LOCKS**

- 44 Tenant will not install additional or different locks or gates on any doors or windows in the property without the prior written consent of landlord.
- 45 If landlord approves tenant's request to install or change locks, tenant agrees to provide landlord with a new key within twenty four (24) hours.
- 46 Tenant will be responsible for any repair costs incurred by landlord to gain entry to property if tenant does not provide landlord with a new key within twenty four (24) hours.
- 47 Tenant shall not give any keys to the property to any person other than those listed on the rental agreement without the prior written consent of landlord.

**PLUMBING**

- 48 Tenant will be responsible for the cost of any and all plumbing repairs resulting from the improper use of the plumbing facilities by tenant.
- 49 Tenant will not dispose of any cloth, metal, glass, wool, plastic, condoms, feminine hygiene products, or similar items in the toilet, sink, or garbage disposal.
- 50 Tenant will immediately report to landlord in writing if any pipes or faucets are leaking or if any toilet continues to run. If tenant fails to notify landlord, then tenant will be responsible for any increased water bill.
- 51 Tenant will not leave water running except during actual use.
- 52 Tenant will only do laundry in designated areas and during the posted hours unless otherwise approved by landlord.

**SMOKING**

- 53 No smoking is allowed on the property at any time unless otherwise indicated in writing by landlord.
- 54 Any damage to the property as a result of tenant's smoking will be the tenant's responsibility.

**WATERBEDS**

- 55 No furniture filled with liquid, including but not limited to waterbeds, is allowed on the property without the prior written approval of landlord.

**LOITERING**

- 56 Tenant will not loiter, congregate, or play in common areas of the building, including but not limited to the hallways, stairways, basement, garages, storage areas, and driveways.

**NOISES & ODORS**

- 57 Tenant will not make or permit noises, odors, or other acts that will disturb the right or comfort of other tenants and/or neighbors. Tenant agrees to keep the volume of any radio, stereo, television, computer, musical instrument, or any other device at a level that will not disturb other tenants or neighbors.

**GUESTS**

- 58 Tenant is responsible for the conduct of any and all guests.
- 59 No guest may reside in the property for more than fourteen (14) non-consecutive days within any one (1) year period or for more than three (3) consecutive days within any one (1) month period.
- 60 No guest shall remain on the property unless tenant is also present.

**PETS**

- 61 Pets are not permitted on the property at any time without the prior written consent of landlord.

**GRILLING**

- 62 No grilling is allowed within ten (10) feet of the property.
- 63 No grilling is allowed on any balcony or porch.
- 64 Only covered grills are allowed to be used - no fire pits or bonfires allowed.
- 65 Any grilling materials must be removed from common areas and/or grounds after use.
- 66 Indoor storage of gas grills, gas tanks, charcoal, or lighter fluid is prohibited.

**SUBLETTING / ASSIGNMENT**

- 67 Tenant shall not assign or sublet the property, or any part of the property, without the prior written consent of landlord. This prohibition includes, but is not limited to, short-term rentals and/or vacation rentals through websites like Airbnb, Homeaway, or VRBO.

**VEHICLES**

- 68 Only vehicles authorized by landlord may be parked on property.
- 69 Tenant must register the license plate number, model, and make of tenant(s) vehicle(s).
- 70 Vehicles of tenant's guests must be parked in designated spaces, if any, otherwise they must be parked on the street.
- 71 Tenant's guests or invitees may not park their vehicles in other tenant's parking spaces.
- 72 Tenant shall not park any unregistered, unlicensed, or inoperable vehicles on the property.
- 73 Tenant shall not park any commercial or recreational vehicles on the property without the prior written consent of landlord.
- 74 At no time is tenant allowed to repair vehicles on the property, including but not limited to, changing flat tires and/or changing oil.
- 75 Any unauthorized, unregistered, or inoperable vehicles on the property may be ticketed and/or towed.
- 76 Tenant shall not drive any vehicle on the grass or sidewalk at any time.
- 77 Vehicles must be maintained in reasonably good repair and shall not drip fluids or cause damage to landlord's property.
- 78 If tenant's vehicle causes any damage to the property, such costs to repair, will be the tenant's responsibility.
- 79 Tenant shall not wash any vehicles on the property without the prior written consent of landlord.

**INSURANCE**

- 80 It is tenant's responsibility to obtain insurance coverage for their personal property stored on the property. Landlord shall not be responsible for any loss or damage to tenant's property unless the loss or damage was the result of landlord's negligent acts or omissions.

**NON-WAIVER**

- 81 Any failure to act by Landlord with regard to any specific violation or breach of these Rules and Regulations by Tenant shall be considered temporary and does not waive Landlord's right to act on any future violation or breach by Tenant.

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS ADDENDUM TO RENTAL AGREEMENT

1 This addendum is made part of your Rental Agreement dated
2 Landlord/Agent
3 Name of Tenant(s):
4
5 Address: (Street) (Unit No.) (City, State, Zip)

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. Tenant must also receive a federally approved pamphlet on lead poisoning prevention.

Lead Warning Statement (Check (1) or (2) below):

- 1. Landlord has knowledge of lead-based paint and/or that lead-based paint hazards are present in the property (explain).
2. Landlord has no knowledge of lead-based paint and/or that lead-based paint hazards in the property.

Records and reports available to the Lessor (Check (1) or (2) below):

- 1. Landlord has provided Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the property (list documents below).
2. Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the property.

Tenant's Acknowledgment

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

Agent's Acknowledgment

If Landlord is represented by an Agent, the Agent certifies that Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852(d) and that the Agent is aware of Agent's duty to ensure compliance with the requirements of federal laws and regulations.

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.

Date:
Tenant Signature
Tenant Signature
Tenant Signature
Tenant Signature

Keith B Turner Jr
Landlord/Agent Signature



SMOKE & CARBON MONOXIDE DETECTOR ADDENDUM Multi-Unit Properties

Tenant(s): \_\_\_\_\_

Address: \_\_\_\_\_ Apt./Unit No.: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

1 This Addendum is incorporated into Tenant's Residential Rental Agreement. If there is any conflict between the terms and
2 conditions of this Addendum and those contained in the Residential Rental Agreement, the terms and conditions of this
3 Addendum shall be controlling.

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

- 6 (a) Landlord shall be responsible for maintaining and testing all smoke detectors in common areas as required by law;
7 (b) Tenant shall be responsible for maintaining and testing all smoke detectors within Tenant's unit as required by law;
8 (c) Tenant shall inform Landlord, in writing, of any smoke detector that is not working and Landlord shall have (5) days
9 after receipt of written notice to repair or replace smoke detector;
10 (d) Tenant shall replace batteries in all smoke detectors inside Tenant's unit as necessary.

11 Wis. Stat. § 101.145

CARBON MONOXIDE DETECTOR STATUTES

12 State law requires that an owner of a residential property install a Carbon Monoxide Detector in all of the following
13 locations no later than April 1, 2010:

- 14 (1) in the basement of the building if the basement has a fuel-burning appliance,
15 (2) within 15 feet of each sleeping area of a unit that is immediately adjacent to a unit that has a fuel-burning appliance,
16 (3) in each room that has a fuel-burning appliance and that is not used as a sleeping area (the detector should be
17 installed not more than 75 feet from the fuel-burning appliance),
18 (4) in each hallway leading from a unit that has a fuel-burning appliance, in a location that is within 75 feet from the unit,
19 except that, if there is no electrical outlet within this distance, the owner shall place the carbon monoxide detector
20 at the closest available electrical outlet in the hallway.

21 The owner has installed carbon monoxide detectors that bears an Underwriters Laboratories, Inc., listing mark or similar
22 mark from an independent product safety certification organization and has installed the detectors according to the
23 directions and specifications of the manufacturer.

24 State law also requires the owner to reasonably maintain every carbon monoxide detector in the residential property in the
25 manner specified in the instructions for the detector.

26 A tenant must provide the owner with written notice if a detector is not functional or has been removed by a person
27 other than the resident. The owner must repair or replace the detector within 5 days after receipt of written notice
28 by the tenant.

29 An owner of a residential building is not liable for damages resulting from any of the following:

- 30 (1) a false alarm from a detector that was reasonably maintained,
31 (2) the failure of a detector to operate properly if that failure was the result of tampering, removal or destruction of the
32 detector by a person other than the owner or
33 (3) the result of a faulty detector that was reasonably maintained by the owner.

34 When To Use: An owner of a multi-unit residential building (which includes a tourist rooming house, a bed and breakfast establishment, or
35 any public building that is used for sleeping or lodging purposes but excludes hospitals or nursing homes) should provide this form to each
36 tenant and obtain tenants' signatures, if the residential building contains a fuel-burning appliance.

37 Wis. Stat. § 101.149

38 Tenant acknowledges that all Smoke and Carbon Monoxide Detectors in the unit are working properly.

Tenant \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_ Tenant \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Tenant \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_ Tenant \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Owner/Agent of Owner Keith B Turner Jr Signature \_\_\_\_\_ Date \_\_\_\_\_

# SMOKING POLICY ADDENDUM

## ADDENDUM TO RESIDENTIAL RENTAL AGREEMENT

Name of Tenant(s): \_\_\_\_\_  
\_\_\_\_\_

Address of Premises: \_\_\_\_\_  
(Street) (City, State, Zip)

This Addendum contains terms, conditions, and rules related to Landlord's smoking policy and are incorporated into Tenant's Residential Rental Agreement and any other rental documents.

If there is any conflict between the terms and conditions of this Addendum and those contained in the Residential Rental Agreement, the terms and conditions of this Addendum shall be controlling.

(Check One)

**Smoking is strictly prohibited on the Premises.** This includes, but is not limited to, the rental unit, balcony and/or patio, common areas, laundry, office, garage, the entire building, and the grounds on which the building is located.

**Smoking is allowed on the Premises but only in the following location(s):** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If smoke enters the building or otherwise interferes with the health, safety or well-being of others or interferes with the quiet use and enjoyment of the Premises by other tenants, Landlord reserves the right to modify the location(s) where smoking is permitted.

The term "smoking" includes the inhalation, exhalation, breathing, burning or carrying of any lighted or heated cigar, cigarette, pipe, or other tobacco product or plant product in any manner or in any form. Smoking also includes the use of electronic cigarettes or any similar electronic device that provides vapor of liquid nicotine and/or other substances to the user.

Tenant acknowledges that Landlord's adoption of this smoking policy does not make Landlord or its agents the guarantor of Tenant's health or the health of Tenant's family members, guests, invitees, and/or others under Tenant's control. Landlord will take reasonable steps to enforce the smoking policy but does not guarantee the smoke-free condition of the premises. Landlord cannot enforce the smoking policy unless Landlord has firsthand knowledge of a violation or has received a written notice of a violation.

Failure to follow the smoking policy constitutes a material breach of Tenant's Residential Rental Agreement and may result in the termination of tenancy and eviction pursuant to Wis. Stat. ch. 799. Tenant is responsible for the conduct of any and all family members, guests, invitees, and/or others under Tenant's control with regard to the smoking policy.

Tenant understands that other tenants who have entered into a rental agreement prior to the implementation of the smoking policy will not be immediately subject to the policy. Current tenants are exempt from the smoking policy for the remainder of their existing rental agreement. As current tenants vacate or sign new rental agreements, the smoking policy will apply to them.

Tenant is responsible for the repair, replacement, and/or cleaning of any and all smoke-related damage to the Premises resulting from his/her smoking, the smoking of Tenant's family members, guests, invitees, and/or others under Tenant's control. Smoke-related damage includes, but is not limited to, odors and staining.

_____ <i>Tenant Signature</i>	_____ <i>Date</i>	_____ <i>Tenant Signature</i>	_____ <i>Date</i>
_____ <i>Tenant Signature</i>	_____ <i>Date</i>	_____ <i>Tenant Signature</i>	_____ <i>Date</i>

**When to Use:** This form should be used when a Landlord wants to prohibit smoking anywhere on the rental premises or to restrict smoking to a specific location(s) on the rental premises.



## Resident Benefits Package Lease Addendum

The Turner Community Partners Resident Benefits Package (RBP) delivers savings and convenient, professional services that make taking care of your home second nature at a cost of \$40.95/month, payable with Rent.

Tenant and Landlord mutually agree that the Resident Benefits Package is defined as follows and variations of inclusions may exist due to property specifications. The total monthly cost of the Resident Benefits Package is all-inclusive, and no discounts will be given if any element(s) of the package are unavailable due to a lack of HVAC or other property-specific limitations, unless otherwise specified below.

**HVAC Filter Delivery:** A portion of Tenant's total amount due will be used to have HVAC filters delivered to their home approximately every 90 days, or as required by your HVAC system. Tenant shall properly install the filter that is provided within two (2) days of receipt. Tenant hereby acknowledges that the filters will be dated and subject to inspection by Landlord upon reasonable notice to verify replacement has been timely made. If at any time Tenant is unable to properly or timely install a filter, Tenant shall immediately notify Landlord in writing. Tenant's failure to properly and timely replace the filters is a material breach of this agreement and Landlord shall be entitled to exercise all rights and remedies it has against Tenant and Tenant shall be liable to Landlord for all damages to the property or HVAC system caused by Tenant's neglect or misuse. Landlord may charge a trip fee to perform the filter change, as required, at Tenant expense. Tenant acknowledges that if the property does not have an HVAC system, there will be no filter(s) provided and there is no discount to the overall Tenant cost of the package.

**Move-in Concierge Service:** Tenant acknowledges that Landlord will make available a concierge service to Tenant to aid in utility, cable, internet, and other relevant service(s) activation. Tenant maintains the right to facilitate his/her own service activations. Tenant agrees to abide by all HOA and other lease restrictions and guidelines applicable to utilities.

**Resident Rewards:** Tenant acknowledges that a Tenant rewards program is made available to them by Landlord. Rewards are to be accessed online and are activated at Tenant's sole discretion through use of a mobile application provided by the rewards provider. Rewards will provide Tenant with available rewards as a preferred customer of Landlord.

**Credit Building:** Landlord provides credit reporting to cast positive payment history through a third-party service. Landlord is not responsible for any misrepresentation, erroneous reporting, and/or lack of reporting by the third-party service. Tenant understands that any disputes will be handled directly between Tenant and the third-party service.

### Renters Insurance Requirements & Program:

The Landlord requires Tenant obtain liability coverage of at least \$100,000 in property damage and legal liability from an A-rated carrier and to maintain such coverage throughout the entire term of the lease agreement. Tenant is required to furnish Landlord evidence of the required insurance prior to occupancy, at the time of each lease renewal period, and upon request.

To satisfy the insurance requirement, Tenant may either (1) be automatically enrolled into a policy that satisfies the coverage requirements as part of the Resident Benefits Package; or (2) obtain alternative liability coverage from an insurer of Tenant's choice. The option Tenant chooses will not affect whether Tenant's lease application is approved or the terms of Tenant's Lease.

**Option 1: Do nothing.** Tenant will be automatically enrolled into an insurance policy as part of the Resident Benefits Package. No further action is required. Coverage will begin on the effective date of Tenant's lease and continue throughout the lease term. Please refer to the evidence of insurance that is supplied by Turner Community Partners for

additional coverage details. The Resident Benefits Package monthly rate will be adjusted by the premium amount in the policy.

**Option 2: Buy a policy.** If Tenant prefers, Tenant may find, purchase, and maintain another policy that satisfies the Landlord's requirements. The Resident Benefits Package monthly amount will be adjusted accordingly. Visit <http://insurance.residentforms.com/> and follow the instructions listed there to provide evidence of the required insurance coverage to your Landlord.

**Please be sure that your policy meets the following criteria prior to submitting:**

- **Policy is purchased from an A-rated carrier**
- **Policy meets or exceeds the required \$100,000 in property damage and legal liability**
- **Turner Community Partners is listed as additional interest**
- **Turner Community Partners address is listed as: PO Box 660121 Dallas, TX 75266**

It is Tenant's responsibility to pay premiums directly to your insurance provider. If the policy is terminated or lapses, Tenant will be subject to a lease violation fee of \$25 and agrees to be subsequently enrolled into the policy referenced in Option 1 above.

**\$1M Identity Protection:** By executing this agreement, Tenant agrees to Aura's IdentityGuard Terms of Service and Privacy Policy with respect to the identity theft protection service provided as part of the RBP, which can be found at [www.identityguard.com](http://www.identityguard.com).

**Home Buying Assistance:** Landlord is a Licensed Real Estate Agent and/or Broker and offers buyer representation services and referrals to Tenants enrolled in the Resident Benefits Package for the purchase of real property. Compensation and detail of such services shall be agreed upon in a separate Agreement outside of this Lease.

**24-Hour Maintenance Coordination Service:** Landlord shall allow access to Tenant to report maintenance concerns outside of normal business hours via the online Tenant portal, or other such means as made available by Landlord.

**Online Portal Access:** Landlord agrees to provide Tenant online portal access for the purposes of reviewing pertinent documents, payment of Rent and other fee(s), and reporting maintenance concerns. Landlord reserves the right to restrict payment access to Tenant, at Landlord's sole discretion, should a pattern of delinquency arise and/or persist.

**Multiple Payment Methods:** All rental payments can be paid in a variety of ways using Tenant's portal. Available options include ACH, debit and credit cards, along with participating retailers (as applicable). Restrictions of payment methods by the Landlord are permissible should a pattern of delinquency arise and/or persist. Any applicable fees are at the Tenant's expense.

**Vetted Vendors:** Landlord will ensure all third-party vendors are appropriately licensed, bonded, and insured.

_____	_____	_____	_____
Resident	Date	Resident	Date
_____	_____	_____	_____
Resident	Date	Resident	Date
_____	_____		
Agent	Date		

**Disclaimer** - Provisions of this document and its contents is for the purpose of an example. Second Nature cannot guarantee that this document has been legally reviewed in the state or local jurisdiction of the property management partner. The Property Management partner is responsible for identifying errors in offerings, policy, or otherwise and for adjusting the language accordingly before use.



# Third-Party Notification and Authorization Form



This form is used to authorize a third party to receive billing notifications and/or discuss or access a customer's account information including billing and payments. Third-party notifications do not expire. Written third-party authorizations are valid up to two years. The customer may only choose one authorized third party for a specific time period. Either party may cancel the third-party notification and/or authorization at any time. Please allow three business days from the date we receive the form to process your request.

## Customer information: (customer requesting third-party authorization)

Customer name: \_\_\_\_\_

Service address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Phone number: \_\_\_\_\_

Mailing address (if different than above): \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

We Energies account number (required): \_\_\_\_\_

## Notification and/or authorization requested: (choose all that apply)

**Option 1: Third-party notification** - Third party listed below may receive copies of the customer's bills and/or disconnection notices for the customer's account listed above until either party cancels the notification. Choose one of the following:

Disconnection notices only

Disconnection notices and copies of bills

**Option 2: Third-party authorization** - Third party listed below may discuss or access the customer's account information but may not change any account details. Effective for (choose one):

Two years (maximum)

Less than two years: from \_\_\_\_\_ to \_\_\_\_\_  
mm/dd/yyyy mm/dd/yyyy

## Third-party information: (person/party receiving authorization)

Name: Turner Community Partners LLC

C/O name: Keith B Turner Jr

Mailing address: N116W15909 W Main St

City: Germantown State: WI ZIP: 53022

Preferred phone number: 262-668-7368

If third party has an existing account with We Energies, please provide: 0738335548-00001

I authorize the third party listed above to receive billing notifications and/or discuss or access my customer account information as noted above, including billing and payments. The third party may not change any account details.

\_\_\_\_\_  
Customer's signature (required) Date

Return completed form to: PCCC Support Team  
We Energies  
PO Box 2046  
Milwaukee, WI 53201