

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 2 one or more) on the following terms and conditions:

3 TENANT: (_____ adults and _____ children)

4 _____

5 _____

6 PREMISES: Building Address

7 _____ (street)

8 _____ (city, village, town) _____ (state) _____ (zip)

9 Apartment/room/unit: _____

10 Included furnishings/appliances: refrigerator, range, oven

11 List other: _____

12 List of addendum(s) attached: **RULES/REGULATIONS**

13 **NON STANDARD RENTAL PROVISIONS**

14 RENT: Rent of \$ _____ for Premises and

15 \$ _____ for other (specify _____)

16 is to be received no later than the _____ day of each month

17 and is payable at _____

18 If rent is received after **3RD OF THE MONTH**

19 the Tenant shall pay a late fee of \$ **50.00**

20 Charges incurred by Landlord for Tenant's returned checks are payable by Tenant. Landlord shall provide a receipt for each 21 payments of rent. **All tenants, if more than one, are jointly and**

22 **severally liable for the full amount of any payments due** 23 **under this Agreement.** Acceptance of a delinquent payment 24 does not constitute a waiver of that default or any other default 25 under this Agreement. Other Landlord or Tenant obligations: 26 _____

27 _____

28 _____

29 _____

30 _____

31 **SECURITY DEPOSIT:** Upon execution of this Agreement, Tenant shall pay a security deposit in the amount of \$ _____ to be held by 32 Landlord or Landlord's agent. The deposit, less any amounts legally withheld, will be returned to Tenant's last known address within twenty-one 33 (21) days after any event set forth in Wis. Stat. § 704.28(4). If any portion of the deposit is withheld, Landlord must provide Tenant with a written 34 statement accounting for amounts withheld. The statement shall describe each item of physical damage or other claim made against the security 35 deposit, and the amount withheld as reasonable compensation for each item or claim. If repair costs are not known within twenty-one (21) days 36 Landlord may use a good faith estimate in the written accounting. The reasonable cost for tenant damage, waste, or neglect of the premises, 37 normal wear and tear excluded, may be deducted from Tenant's security deposit as well as any amounts set forth in Wis. Stat. § 704.28(1). 38 Tenant may not use the security deposit as payment for the last month's rent without the written permission of Landlord.

39 **DEDUCTIONS FROM PRIOR TENANT'S SECURITY DEPOSIT:** Tenant is hereby notified that Tenant may do any of the following within seven 40 (7) days after the start of their tenancy: (a) inspect the unit and notify Landlord of any pre-existing damages or defects, and (b) request a list of 41 physical damages or defects, if any, charged against the previous Tenant's security deposit. If such a request is made by Tenant, Landlord will 42 supply Tenant with a list of all physical damages or defects charged against the previous tenant's security deposit regardless of whether or not those 43 damages or defects have been repaired. Said list will be provided to Tenant within thirty (30) days from when the request was received or, within 44 seven (7) days after Landlord notifies the previous tenant of the security deposit deductions, whichever occurs later. Landlord need not disclose 45 previous tenant's identity nor the amount deducted from the previous tenant's security deposit. Landlord will provide Tenant with a Check-In / 46 Check-Out sheet. Should Tenant fail to return it to Landlord within seven (7) days after the start of the tenancy, Tenant will be considered to have 47 accepted the Premises without any exceptions.

48 **RULES:** Landlord may make reasonable rules governing the use and occupancy of the Premises and the building in which it is located. Any failure 49 by the Tenant to substantially comply with the rules will be a breach of this Agreement and may result in the eviction of the Tenant. Landlord may 50 amend the rules to provide for newly added amenities or to meet changed circumstances or conditions adversely affecting the property. No such 51 amendments may unreasonably interfere with Tenant's use and enjoyment of the Premises or the property of which it is part. A copy of the rules, if 52 applicable, have been given to Tenant at the time of application and at the time of the signing of this Agreement.

LANDLORD: _____

Agent for _____ (name)

service of _____ (phone)

process _____ (address)

_____ (city, village, town) _____ (state) _____ (zip)

Agent for _____ (name)

maintenance, _____ (phone)

management _____ (address)

_____ (city, village, town) _____ (state) _____ (zip)

Agent for _____

collection of rents **414-539-6255**

3121 W WISCONSIN AVE STE 3

MILWAUKEE, WI 53208

_____ (city, village, town) _____ (state) _____ (zip)

TERM: (Strike either (a) or (b) enter complete date.)

(a) Month to month beginning on _____ of _____

(b) For a term of _____ months beginning on _____

and ending on _____

~~**NOTE:** An Agreement for a fixed term expires without further notice. If tenancy is to be continued beyond this term, parties should make arrangements for this in advance of the expiration.~~

UTILITIES: Check if paid by: Landlord Tenant

Electricity _____

Gas _____

Heat _____

Air Conditioning _____

Sewer/Water _____

Hot Water _____

Trash _____

Other _____

If utilities or services payable by Tenant are not separately metered, tenant's share of payments are allocated as follows: