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Residential Lease Agreement

State of Wisconsin

Homes this form does not cover

This form was not written for manufactured or mobile homes, condominiums or co-ops, or subsidized housing.

Key terms

Home: _____

Landlord: _____

Tenant: _____

Term: From _____ to _____, or month to month

Rent: $_____ a month, due on the _____ day

Security deposit: $_____

Late fee: See Late fee below

Utilities Tenant pays: _____

1. Who this lease is between

This lease is between _____ ("Landlord") and _____ ("Tenant"). If more than one person signs as Tenant, "Tenant" means each of them.

Tenant's phone: _____.

2. Owner, manager and legal papers

Landlord's mailing address is _____.

Landlord's phone number is _____.

Landlord's email is _____.

Who owns the home (tick one):

☐ Landlord signs this lease as property manager or agent for the owner: _____, _____.

☐ Landlord owns the home.

The person who accepts notices and legal papers for Landlord is _____, at

_____. Landlord will tell Tenant in writing if any of these details change.

3. Emergency and repairs contact

In an emergency, call 911 first if anyone is in danger. The emergency contact for an urgent problem with the home, such as a burst pipe or no heat in cold weather, is _____, at any hour.

Send repair requests to _____.

4. Who lives in the home

The people who sign as Tenant and these other people may live in the home: _____. No more than _____ people may live in the home.

A child born to, adopted by or placed with Tenant during this lease may live in the home. Tenant will tell Landlord so this list stays correct.

5. The home

Landlord rents to Tenant the home at _____, in Wisconsin (the "Home"). Tenant may also use any shared areas of the property that are meant for tenants, such as hallways, laundry rooms and yards, subject to the rules in this lease.

6. How long this lease lasts

Length of this lease (tick one):

☐ This lease starts on _____ and ends on _____.

☐ This lease starts on _____ and continues month to month until one side ends it as this lease describes.

If the Home is not ready for Tenant on the start date, Tenant owes no rent until it is. If it is still not ready 7 days after the start date, Tenant may cancel this lease in writing and get back everything Tenant has paid. Tenant keeps any other right the law gives in this situation.

7. When the term ends

When the fixed term ends (tick one):

☐ When the term ends, this lease continues month to month on the same terms unless either side has given the notice this lease requires.

☐ This lease ends on the end date and Tenant will move out by that day.

☐ This lease ends on the end date unless both sides sign a renewal.

If Tenant stays after this lease has ended without Landlord's agreement, Tenant owes rent for each day of the stay at this lease's daily rate, and Landlord may use the process the law allows to regain the Home.

8. Rent

Rent is $_____ a month, due in advance on the _____ day of each month. Tenant does not need a reminder to pay it.

If the due day is a Saturday, Sunday or legal holiday, rent received on the next business day is on time.

Pay rent to _____ at _____.

9. How to pay

Tenant may pay rent by:_____.

Paying online (tick one):

☐ Rent cannot be paid online.

☐ Tenant may pay rent online with no fee.

☐ Tenant may pay rent online. Paying online is optional, and the fee of_____ applies only to a payment Tenant chooses to make that way. It is not part of the rent.

10. First month's rent

If this lease starts after the first day of a month, the first payment covers only the days from the start date to the end of that month: $_____. If no amount is written here, the full rent is due from the start.

11. Late fee

If rent is not received within _____ days after the due date, Tenant owes a late fee of _____. The fee is charged once for each late payment and is never added to another late fee. No late fee is owed on rent Tenant lawfully withholds. If no amount is written here, no late fee is charged.

Before charging a late fee, Landlord will apply all rent prepayments Tenant has made to the rent owed. Landlord will not charge Tenant any fee or penalty for not paying a late fee.

12. Returned payments

If a check or other payment is returned unpaid, Tenant owes a returned-payment fee of $_____, and still owes the payment itself. If no amount is written here, no returned-payment fee is charged.

13. Partial payments

Partial payments (tick one):

☐ Landlord does not have to accept less than the full amount due. There is no charge for offering a partial payment.

☐ Landlord accepts partial payments, with no extra charge. Tenant still owes the rest by the due date.

A payment goes first to the oldest rent owed, then to other amounts owed. Accepting a partial payment does not cancel what is still owed, and does not give up any right unless Landlord agrees in writing or the law says otherwise.

14. Other fees

Any other fee is listed here, with what it is for. If nothing is written here, this lease requires no other fee.

Fee: _____ Amount: $_____ ☐ each month ☐ one time, refundable ☐ one time, not refundable
It is for: _____

Fee: _____ Amount: $_____ ☐ each month ☐ one time, refundable ☐ one time, not refundable
It is for: _____

Fee: _____ Amount: $_____ ☐ each month ☐ one time, refundable ☐ one time, not refundable
It is for: _____

15. What is due at move-in

Due before Tenant moves in. If no amount is written on a line, nothing is due for it.

First month's rent: $_____

Security deposit: $_____

Pet deposit: $_____

Key deposit: $_____

Last month's rent paid up front: $_____

Other: $_____

Total due at move-in: $_____

16. Security deposit

Tenant pays a security deposit of $_____. It remains Tenant's money, held against what Tenant may owe at the end of this lease. It is not rent, and Tenant may not use it as the last month's rent unless Landlord agrees in writing.

Landlord may keep from the deposit only the amounts reasonably necessary to pay for: damage, waste or neglect of the Home by Tenant; unpaid rent for which Tenant is legally responsible; payment Tenant owes under this lease for utility service Landlord provides that is not included in the rent; payment Tenant owes for direct utility service from a government-owned utility, to the extent Landlord becomes liable for Tenant's nonpayment; and unpaid monthly municipal permit fees assessed against Tenant by a local government under section 66.0435(3) of the Wisconsin Statutes, to the extent Landlord becomes liable for Tenant's nonpayment.

Landlord will not keep any amount from the deposit for normal wear and tear, or for other damage or loss for which Tenant cannot reasonably be held responsible under the law.

☐ Landlord may also keep amounts for the reasons stated in the separate written document titled "NONSTANDARD RENTAL PROVISIONS", as that document provides.

Tenant gets back the rest. To speed that up, Tenant should give Landlord a forwarding address in writing when moving out. Any other deposit this lease lists is handled the same way. Where the law limits deposits, it may count toward that limit.

Landlord will deliver or mail Tenant the full deposit, less any lawful deductions, within 21 days after the day this lease ends, if Tenant moves out on that day. If Tenant moves out or is evicted before this lease ends, the 21 days run from the day this lease ends or, if Landlord rents the Home to a new tenant before then, from the day the new tenant's tenancy begins. If Tenant moves out or is evicted after this lease ends, the 21 days run from the day Landlord learns that Tenant has moved out or has been removed.

If Landlord keeps any part of the deposit, Landlord will deliver or mail Tenant, within the same 21 days, a written statement that accounts for every amount kept. It will describe each item of physical damage or other claim and the amount kept for each. Landlord will not intentionally misstate or falsify a claim against the deposit.

17. Where the deposit is held

Landlord will hold and account for the deposit as Wisconsin law requires.

18. Rent increases

During a fixed term, rent stays the same unless both sides agree in writing.

In a month-to-month tenancy, or at renewal, Landlord may raise the rent only by giving Tenant written notice before the new rent starts, and at least as far ahead as any period the law sets.

19. Using the home

The Home is Tenant's private home. Quiet work from home that brings no customers, signs or extra traffic is fine. Any other business use needs Landlord's written agreement.

20. Guests

Guests are welcome. A guest who stays more than _____ days in a row becomes someone who lives in the Home, and needs Landlord's written agreement first, which will not be unreasonably refused. Tenant is responsible for damage to the Home or to Landlord's property caused by a guest.

21. Subletting and transfer

Tenant may not sublet the Home or transfer this lease without Landlord's written agreement. Landlord will consider each request fairly and answer in writing within a reasonable time.

22. Short-term rentals

Tenant may not rent out the Home or any room for short stays, through a listing site or otherwise, without Landlord's written agreement.

23. Everyone is responsible together

Each person who signs as Tenant is responsible for all of what this lease requires, including the whole rent, and not only a share. Landlord may ask any one of them, or all of them, for what is owed. This does not take away any right the law gives a person to leave a lease early, or to be released from it.

24. Pets

Pets (tick one):

☐ No pets may live in or visit the Home without Landlord's written agreement.

☐ These pets may live in the Home: _____. Tenant will keep them under control, clean up after them and pay for any damage they cause beyond normal wear and tear.

If pets are allowed: the pet deposit is $_____ and pet rent is $_____ a month. If no amount is written here, none is charged. A pet deposit is handled like the security deposit. Where the law limits deposits, it may count toward that limit.

25. Assistance animals

An assistance animal for a person with a disability is not a pet. The pet rules, pet deposits and pet rent do not apply to it, though Tenant may be responsible for damage it causes, as the law provides. Landlord will consider requests as fair-housing law requires.

26. Smoking and vaping

Smoking and vaping (tick one):

☐ No one may smoke or vape anything inside the Home, on its balconies or patios, or in shared indoor areas.

☐ Smoking and vaping are allowed inside the Home. They are not allowed in shared indoor areas. Tenant pays for any damage beyond normal wear and tear, including burns and lasting odor.

27. Parking and vehicles

Parking (tick one):

☐ No parking comes with this lease.

☐ This parking comes with the Home: _____. Vehicles parked there must be in working order and legally registered. A vehicle may be towed only as the law allows.

28. Storage

☐ This storage comes with the Home: _____. Tenant may not keep anything dangerous there.

29. Keys and locks

At move-in Tenant receives:_____. Tenant returns all keys at move-out.

Tenant will not change or add a lock without Landlord's written agreement, unless the law gives Tenant the right to, and will give Landlord a key to any new lock unless the law says otherwise.

If Tenant loses a key, or asks to be let in, the charge for that help is_____. If no amount is written here, there is no charge.

Except through the eviction process the law provides, Landlord will not lock Tenant out, remove doors or belongings, or shut off a utility to make Tenant leave or pay.

30. House rules

Tenant will follow any written rules Landlord has given Tenant. A rule must be fair, clear and apply to all tenants alike. A later rule that materially changes this lease needs Tenant's written agreement, unless the law allows it on notice.

Community rules (tick one):

☐ No homeowners association or community rules apply to the Home.

☐ Homeowners association or community rules apply to the Home. Landlord has given Tenant a copy, and Tenant will follow them.

31. Changes to the Home

Tenant needs Landlord's written agreement before painting, or making any lasting change to the Home. Small nail holes for pictures are normal wear and tear. A Tenant with a disability may ask to make a change the person needs, as fair-housing law allows.

32. Respect for neighbors

Tenant, Tenant's household and guests will not disturb neighbors' peaceful enjoyment of their homes, make the property unsafe or use the property for anything illegal.

33. Move-in condition record

☐ Before Tenant moves in, Landlord and Tenant will do a move-in inspection and sign the attached Move-in Condition Record, a move-in checklist of the condition of the Home and everything Landlord provides in it.

☐ Before Tenant moves in, Landlord and Tenant will do a move-in inspection and sign the inspection report, a move-in checklist of the condition of the Home and everything Landlord provides in it. The signed report is part of this lease.

Each keeps a copy. Tenant may add anything found in the first 7 days by writing to Landlord. The record is used at move-out to tell damage from what was already there.

34. What Landlord takes care of

Landlord will keep the Home fit to live in, as the law requires: its structure, roof, doors and windows; its plumbing, electricity, heating and hot water; anything else Landlord provides in it; and any shared areas.

Tenant does not pay for repairs that are Landlord's duty, unless Tenant, someone in Tenant's household or a guest caused the problem through a deliberate or careless act, and the law allows the charge.

35. What Tenant takes care of

Tenant will keep the Home clean and safe, put out trash and recycling, use its fixtures and appliances properly, and promptly report anything that needs repair. Tenant pays to fix damage beyond normal wear and tear caused by Tenant, Tenant's household or guests.

36. How to ask for a repair

Tenant should ask for repairs in writing, by message or email, to the contact named above, and by phone in an emergency. Landlord will respond within a reasonable time, and sooner when health or safety is at stake. Nothing here takes away a right the law gives Tenant if a repair is not made.

37. Reporting a problem to the authorities

Tenant may report a nuisance, or code violations of a building, safety or health code, to the local government office that handles them, or to the police if it is a crime.

Landlord will not retaliate against Tenant for making a report in good faith.

38. Smoke and carbon monoxide alarms

The Home has working smoke alarms and, where the law requires them, carbon monoxide alarms. Tenant will test them regularly, leave them connected and tell Landlord at once if one is not working.

39. Appliances and furnishings

These come with the Home: _____. Landlord repairs them unless Tenant, Tenant's household or a guest caused the damage.

40. Pests and bed bugs

Tenant will keep the Home clean, tell Landlord promptly about any sign of pests or bed bugs, and cooperate with treatment. Landlord will deal with pests as the law requires, and Tenant pays only where Tenant's household or guests caused the problem and the law allows the charge.

41. Mold and moisture

Tenant will use fans and open windows to control moisture, wipe up water promptly and tell Landlord promptly about any leak or mold. Landlord will fix leaks and the moisture problems that are Landlord's duty.

42. Utilities and services

Tenant pays for these utilities:_____. Landlord pays for these utilities: _____.

These services come with the rent: _____.

Tenant will open any account in Tenant's own name that Tenant is responsible for, and keep it paid, so that service is not cut off.

43. Yard and snow

Yard and snow, for a house (tick one):

☐ Tenant takes care of the yard and clears snow and ice from the Home's walkways.

☐ Landlord takes care of the yard and clears snow and ice from the Home's walkways.

44. Renters insurance

Renters insurance (tick one):

☐ This lease does not require renters insurance, and Landlord recommends it. Landlord's insurance does not cover Tenant's belongings.

☐ Tenant will carry renters insurance with at least $_____ of liability coverage and show proof when asked. Landlord's insurance does not cover Tenant's belongings.

45. Belongings and responsibility for harm

Landlord does not insure Tenant's belongings. Nothing in this lease excuses Landlord, Landlord's agents or employees, or Tenant from responsibility for negligent or wrongful acts, or for anything else the law makes them responsible for.

46. Fire or other serious damage

If fire, water or other casualty makes the Home unfit to live in, and Tenant did not cause it by negligence or improper use, Tenant may move out unless Landlord promptly repairs or rebuilds. Tenant may also move out if the inconvenience of the repair or rebuilding, given its nature and how long it will take, would cause Tenant undue hardship. If Tenant stays and the damage materially affects Tenant's health or safety or substantially affects the use of the Home, the rent goes down to the extent Tenant cannot fully and normally use the Home, but Tenant may not withhold all of the rent while living there. If Tenant moves out for these reasons, Tenant owes no rent for the time after the Home became unfit to live in, and Landlord will return any rent paid in advance for that time. Nothing in this lease takes away these rights. Landlord will return the deposit as this lease describes.

47. When Landlord may enter

Landlord will enter the Home during the tenancy only to inspect it, make repairs, or show it to prospective tenants or purchasers, and only for the time reasonably needed. Landlord will enter at reasonable times and only after at least 12 hours' advance notice, unless Tenant, on being told of the proposed entry, agrees to a

shorter time. Landlord will not use entry to harass Tenant.

Advance notice is not needed when Tenant, knowing the proposed time of entry, asks for or agrees in advance to the entry, when a health or safety emergency exists, or when Tenant is absent and Landlord reasonably believes entry is necessary to protect the Home from damage.

Before entering, Landlord will announce Landlord's presence to anyone who may be in the Home, and will identify Landlord on request.

☐ Landlord may also enter at reasonable times in the other circumstances stated in the separate written document titled "NONSTANDARD RENTAL PROVISIONS", as that document provides. That document, not the limit on reasons for entry above, governs those entries.

☐ Tenant agrees that Landlord may give advance notice of entry by electronic means.

48. Showing the Home

When the Home is for sale, or this lease is ending, Landlord may show it to buyers or new tenants under the entry rules above, and may put up a sign if the law allows.

49. Giving notice to move out

Except where the law lets a tenancy end another way (such as for unpaid rent, a breach of this lease, or the threat of serious physical harm), either Landlord or Tenant may end a month-to-month tenancy only by giving the other written notice of at least 28 days. The notice ends the tenancy only at the end of a rental period.

The notice must tell the other side that the person giving it intends to end the tenancy, and the date it ends.

A notice must be in writing and say the date the tenancy ends.

50. Leaving early

☐ Tenant may end this lease early by giving _____ days' written notice and paying _____. Once Tenant has done that and moved out, Tenant owes no more rent after the date in the notice.

If Tenant moves out early with no right to, Landlord will make reasonable efforts to rent the Home again. What Tenant owes is reduced by the net rent Landlord could get by those efforts, whether or not the Home is actually rented. Tenant also owes Landlord's reasonable expenses of listing and advertising in renting the Home again and trying to.

51. Military service

A Tenant who joins the military, or who is on active duty and receives orders for a permanent change of station or a deployment of 90 days or more, may end this lease early under the federal Servicemembers Civil Relief Act, by giving Landlord written notice and a copy of the orders. The Act also covers a servicemember's household in some cases. Landlord may not charge an early-termination fee for using this right.

52. Safety, and other rights to leave early

Whatever this lease says, a Tenant who, or whose child, faces an imminent threat of serious physical harm from another person if Tenant stays in the Home may end the tenancy and move out by giving Landlord notice as the law requires and a certified copy of one of these: an injunction order protecting Tenant or Tenant's child from that person, a condition of release ordering that person not to contact Tenant, a criminal complaint alleging that the person stalked Tenant or Tenant's child, or a criminal complaint filed after the person was arrested for a domestic abuse offense against Tenant.

Whatever this lease says, a Tenant may also end the tenancy and move out by giving Landlord notice as the law requires and a certified copy of an injunction order protecting Tenant or Tenant's child from a person who committed or threatened sexual assault, or of a criminal complaint alleging that a person sexually assaulted Tenant or Tenant's child.

A Tenant who ends the tenancy this way owes no rent after the end of the month following the month in which Tenant gives the notice or moves out, whichever is later. Landlord's duty to reduce damages by renting the Home again still applies.

53. If either side breaks this lease

If Tenant does not pay rent or breaks another term, Landlord will give Tenant the written notice the law requires, with any chance to fix the problem that the law gives. If it is not fixed, Landlord may go to court to end the tenancy and recover what is owed. Landlord will not remove Tenant or Tenant's belongings by force or by shutting off essential services, and will use only the steps the law allows, including the court process the law provides.

Landlord will not end this tenancy based only on a crime committed in or on the property of which Tenant, or someone who lawfully lives with Tenant, is the victim.

If Landlord breaks this lease or does not keep the Home fit to live in, Tenant has the rights and remedies the law gives. Neither side gives up a right by waiting to use it, unless the law says otherwise.

54. If Tenant leaves without notice, or leaves belongings

Belongings left behind (tick one):

☐ If Tenant moves out or is evicted and leaves belongings, Landlord will deal with them as Wisconsin law requires.

☐ Landlord will not store any belongings Tenant leaves behind when Tenant moves out or is evicted, except prescription medicine and prescription medical equipment. Landlord will hold those for 7 days from the day Landlord discovers them, and will promptly return them if Tenant asks before Landlord disposes of them. Landlord may dispose of other belongings as the law allows.

55. Moving out

When moving out, Tenant will remove all belongings, leave the Home clean and in the condition it was in at move-in apart from normal wear and tear, return all keys and give Landlord a forwarding address in writing. Tenant may ask to be present when Landlord inspects the Home, and Landlord will agree if it can reasonably be arranged, or as the law requires.

56. If the Home is sold

If the Home is sold, this lease stays in force. Landlord will tell Tenant in writing who the new owner is and where to pay rent, and will transfer the deposit as the law requires.

57. Attorney fees

☐ Nothing in this lease makes Tenant pay Landlord's attorney fees or costs in a legal action or dispute under this lease. Landlord or Tenant may recover costs or attorney fees that a court orders under chapter 799 or 814 of the Wisconsin Statutes.

58. How notices are given

A notice under this lease must be in writing and delivered by hand, or sent by mail, to Tenant at the Home and to Landlord at the address for notices above. Email or text counts only if both sides have agreed to it in writing and the law allows it. Legal papers are served as the law requires.

59. The whole agreement

This lease and its attachments are the whole agreement. Changes must be in writing and signed by both sides. If any part conflicts with the law, the law controls, and the rest of this lease still applies. Nothing in this lease takes away a right that the law says cannot be given up.

60. Which law applies

Wisconsin law and any local law that applies to the Home govern this lease.

61. Fair housing

Landlord does not discriminate on any basis the law forbids, including race, color, religion, sex, disability, familial status or national origin. A Tenant with a disability may ask for a reasonable change in rules, services or the Home that the person needs, as fair-housing law provides, by writing to the contact for notices.

62. Signing electronically

Both sides may sign this lease electronically, and an electronic signature counts the same as one on paper. Anyone who would rather sign on paper may ask, and Landlord will arrange it.

63. Copies

Each Tenant receives a signed copy of this lease and its attachments, free of charge, when it is signed. Landlord will give another copy on request, within a reasonable time.

64. Language

If this lease was negotiated mainly in a language other than English, Tenant should ask for a translation, which the law requires in some places, and should ask for help with anything in this lease Tenant does not understand.

65. Lead-Based Paint Disclosure (homes built before 1978)

This section applies if the home was built before 1978, unless the home is exempt under federal law. ☐ The home was built in 1978 or later, so this section does not apply.

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, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's disclosure (tick one): ☐ Landlord knows of lead-based paint and/or lead-based paint hazards in the housing, as follows: _____. ☐ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Records and reports (tick one): ☐ Landlord has provided Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing:

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

Tenant's acknowledgment: Tenant has received copies of all information listed above and the pamphlet Protect Your Family From Lead in Your Home.

Agent's acknowledgment, if an agent acts for Landlord: The agent has informed Landlord of Landlord's obligations under 42 U.S.C. 4852d and is aware of the agent's duty to ensure compliance with 40 CFR Part 745, Subpart F.

Certification: By signing this Lease, each person signing certifies that, to the best of their knowledge, the information they have provided above is true and accurate. The dates of signature are those recorded with each signature on this Lease.

66. Notice of domestic abuse protections

NOTICE OF DOMESTIC ABUSE PROTECTIONS

(1) As provided in section 106.50 (5m) (dm) of the Wisconsin statutes, a tenant has a defense to an eviction action if the tenant can prove that the landlord knew, or should have known, the tenant is a victim of domestic abuse, sexual assault, or stalking and that the eviction action is based on conduct related to domestic abuse, sexual assault, or stalking committed by either of the following:

(a) A person who was not the tenant’s invited guest.

(b) A person who was the tenant’s invited guest, but the tenant has done either of the following:

1. Sought an injunction barring the person from the premises.

2. Provided a written statement to the landlord stating that the person will no longer be an invited guest of the tenant and the tenant has not subsequently invited the person to be the tenant’s guest.

(2) A tenant who is a victim of domestic abuse, sexual assault, or stalking may have the right to terminate the rental agreement in certain limited situations, as provided in section 704.16 of the Wisconsin statutes. If the tenant has safety concerns, the tenant should contact a local victim service provider or law enforcement agency.

(3) A tenant is advised that this notice is only a summary of the tenant’s rights and the specific language of the statutes governs in all instances.

67. Who collects rent, and who accepts legal papers

The person authorized to collect or receive rent and to manage and maintain the Home, and who Tenant can readily contact, is Landlord, at _____.

The owner of the Home, or the person authorized to accept legal process and other notices and demands for the owner, is _____, at _____. That address is in Wisconsin and is a place where legal papers can be served in person.

Landlord will mail or deliver written notice to Tenant of any change in this information within 10 business days after the change.

68. Deposit: checking the Home and the last tenant's damage list

By _____, Tenant may inspect the Home and tell Landlord about any damage or defects that were already there.

By the same date, Tenant may also ask for a list of the physical damage or defects, if any, that were charged to the previous tenant's security deposit. Landlord may require Tenant to make this request in writing.

If Tenant asks, Landlord will give Tenant a list of all physical damage or defects charged to the previous tenant's security deposit, whether or not they have been repaired. Landlord will give the list within 30 days after receiving the request, or within 7 days after Landlord notifies the previous tenant of the deposit deductions, whichever is later. Landlord does not have to name the previous tenant or say what was kept from that tenant's deposit.

69. Shared utility meters

Water, heat and electricity (tick one):

☐ Water, heat and electricity for the Home are separately metered for the Home, or are included in the rent.

☐ Water, heat or electricity for the Home is not separately metered and is not included in the rent. The charges are divided among the units this way: _____.

70. Promises to clean or repair

Every promise Landlord makes to clean, repair or otherwise improve the Home, its furnishings or its facilities will state the date or time period by which the work will be done. A promise made before this lease was signed is in writing, and Tenant has a copy.

If something beyond Landlord's control delays the work, Landlord will promptly tell Tenant why and when the work will be done.

71. Electronic delivery

Electronic delivery (tick one):

☐ Landlord will not use electronic means to give Tenant the documents listed in Wisconsin law as eligible for electronic delivery.

☐ Landlord may give Tenant, and Tenant may indicate agreement to, by electronic means: a copy of this lease and any document related to it; the security deposit and any documents about the accounting and disposition of the deposit and the deposit refund; any promise made before the first lease to clean, repair or otherwise improve any part of the Home; and advance notice of entry.

72. Nonstandard rental provisions

Separate document (tick one):

☐ No separate document titled "NONSTANDARD RENTAL PROVISIONS" goes with this lease. Landlord has no lien on Tenant's property, and no right to seize or hold it, except as a Wisconsin statute allows.

☐ A separate written document titled "NONSTANDARD RENTAL PROVISIONS" goes with this lease. Landlord has gone over each provision in it with Tenant before Tenant signed this lease. Tenant's signature or initials by a provision is evidence that Landlord went over it with Tenant and that Tenant agrees to it. Landlord has no lien on Tenant's property, and no right to seize or hold it, unless that document says so and Tenant has signed or initialed it, or a Wisconsin statute allows it.

73. If the Home is in Milwaukee: Fire code notice, given separately

If the Home is in a building with 3 or more dwelling units, Landlord has given Tenant, before Tenant signed this lease, the separate one-page Milwaukee notice that says whether the Home or the building is up to date with, or legally exempt from, current fire alarm and fire suppression requirements. Tenant has also signed the separate one-page acknowledgment of that notice. The notice and the acknowledgment are not part of this lease and do not change it, and neither one is copied into it.

Tenant has received the separate notice and signed the separate acknowledgment:☐

74. If the Home is in Milwaukee: Smoke detectors

If the Home is in a building built before January 1, 1983: Tenant will maintain the smoke detector in the Home unless Tenant gives Landlord written notice that it is not functional. Within 5 days after receiving that notice, Landlord will do the maintenance needed to make the smoke detector work.

Tenant will not tamper with a smoke detector to make it inoperable or in any other way cause it not to be in good working order. Tenant will not remove it from where it is installed unless a working replacement has already been installed, and will not remove its batteries except to replace them right away.

75. If the Home is in Milwaukee: Heat

Utilities that Tenant pays:_____. Utilities that Landlord pays: _____.

If the furnace, boiler or other heating apparatus that heats the Home is under Landlord's control, Landlord supplies heat to the Home, unless a written agreement in this lease says otherwise.

When Landlord supplies heat, Landlord will keep the Home at a minimum temperature of 67 degrees Fahrenheit continuously during the time the Home is occupied.

76. If the Home is in Milwaukee: Keeping the Home clean, and pests

Tenant will keep clean and sanitary the part of the building and premises that Tenant occupies or controls, including before moving out. Tenant will put rubbish and garbage in the containers required by the City. Landlord will provide adequate garbage and rubbish containers for the Home, and will keep clean and sanitary the shared areas of the building and premises that two or more occupants use.

Landlord is responsible for pest extermination before the Home is rented, and for extermination in shared or public areas of the building. If Tenant is the only occupant of the structure, Tenant is responsible for extermination on the premises. If there is more than one occupancy in the structure, Tenant is responsible for extermination within the Home when the Home is the only one infested. If an infestation is caused by Landlord's failure to keep the building reasonably rodent-proof or insect-proof, extermination is Landlord's responsibility.

77. If the Home is in Milwaukee: No retaliation

Landlord will not end this lease or Tenant's tenancy, and will not raise charges, reduce services or otherwise retaliate against Tenant, because Tenant complained to the chief of police about nuisance activities on the premises.

Landlord will not evict Tenant or otherwise retaliate against Tenant because Tenant, or someone on Tenant's behalf, sought advice or services to protect household members from lead, cooperated with the City or others investigating or fixing a lead hazard, arranged to fix a known lead hazard, or because anyone made a complaint to the City health department about a lead hazard at the Home.

Nothing in this clause stops Landlord from ending the tenancy for non-payment of rent, nuisance activity, waste, a substantial violation of this lease, or as Wisconsin law otherwise allows. Not renewing this lease when it ends is not retaliation for a complaint to the chief of police.

78. If the Home is in Milwaukee: Equal terms, accommodations and modifications

Landlord will not discriminate against Tenant or anyone who lives with Tenant in the terms, conditions or privileges of this lease, or in the facilities or services provided with the Home, because of sex, race, religion,

color, national origin or ancestry, age, disability, lawful source of income, marital status, sexual orientation, gender identity or expression, being a victim of domestic abuse or sexual assault, protective hairstyle, military service, HIV status, domestic partnership, genetic identity, homelessness or familial status, or because of a connection with someone in any of these groups.

Landlord will make reasonable accommodations in rules, policies, practices or services when they may be necessary to give a person with a protected status an equal opportunity to use and enjoy the Home. Landlord will allow reasonable modifications to the Home, at that person's expense, when they may be necessary for full enjoyment of the Home. Landlord may ask for a reasonable description of the work and reasonable assurances that it will be done in a workmanlike manner and that any required building permits will be obtained, and may require an escrow account where it is necessary to make sure money will be available to restore the Home at the end of the tenancy.

79. Signatures

Landlord: _____ Date: _____

Tenant: _____ Date: _____

Tenant: _____ Date: _____

By signing, each party agrees to this lease and its attachments.

Move-in Condition Record

Tenant may use this record as the check-in sheet to comment on the condition of the Home. Tenant has 7 days from the day Tenant starts to occupy the Home to complete it and return it to Landlord.

Landlord and Tenant fill this in together before Tenant moves in. Write what is there and what condition it is in, including anything Landlord provides. Note anything already damaged or worn, and take dated photos if you can. Each side keeps a signed copy. This record is part of the lease.

Entry and hallways: _____

Living room: _____

Kitchen: counters, cabinets, sink: _____

Kitchen: stove, oven, refrigerator: _____

Dining area: _____

Bedroom 1: _____

Bedroom 2: _____

Bedroom 3: _____

Bathroom 1: _____

Bathroom 2: _____

Windows, screens, blinds: _____

Floors and carpet: _____

Walls, ceilings, paint: _____

Heating and cooling: _____

Smoke and carbon monoxide alarms: _____

Laundry: _____

Garage, parking, storage: _____

Yard, patio, balcony:_____

Keys and remotes given: _____

Landlord: _____ Date: _____

Tenant:_____ Date: _____

Pet Addendum

This addendum is part of the lease. It applies to these pets only:

_____.

Tenant will keep each pet licensed and vaccinated as the law requires, keep it under control, clean up after it, and make sure it does not disturb neighbors or harm anyone. Tenant pays for any damage a pet causes beyond normal wear and tear.

A new or replacement pet needs Landlord's written agreement. Landlord may ask Tenant to remove a pet that seriously threatens health or safety, or that keeps disturbing neighbors after written warning, as the law allows.

An assistance animal for a person with a disability is not a pet, and this addendum does not apply to it.

Landlord: _____ Date: _____

Tenant:_____ Date: _____

Parking Rules

This addendum is part of the lease. Tenant may park in:_____.

Each vehicle must be in working order and legally registered. Tenant will not store or repair vehicles in a way that leaks fluids, blocks others or breaks local rules. A vehicle may be towed only as the law allows, and with any notice the law requires.

Landlord: _____ Date: _____

Tenant:_____ Date: _____

Smoke-Free Addendum

This addendum is part of the lease. No one may smoke or vape anything inside the Home, on its balconies or patios, in shared indoor areas, or anywhere else on the property that Landlord has marked as smoke-free.

Tenant is responsible for what Tenant's household and guests do. Tenant pays to repair damage caused by smoking or vaping beyond normal wear and tear, including burns and lasting odor. Where a person's disability calls for a change to this rule, Tenant may ask for one as fair-housing law provides.

Landlord: _____ Date: _____

Tenant:_____ Date: _____