

Rental Agreement

Date: Jul 20, 2023

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 more) on the following terms and conditions:

TENANT:

Goutham Narra

PREMISES: Building Address:

**1040 E Knapp St #212
Milwaukee, WI 53202**

Apartment / Room / Unit: **#212**

On-site Parking: **No Parking**

Off-Site Parking: **No Parking**

Storage: **No Storage**

Included furnishings / appliances: refrigerator, range, oven,
other: _____

RENT: \$810.00 for Premises is due on the **1st** day of each month and is payable at **2025 North Summit Ave. Suite 200, Milwaukee, WI, 53202**. If rent is received or postmarked after the **5th** the Tenant shall pay a late fee of **\$75.00 and \$20.00 a day**. Charges incurred by Landlord for Tenant's returned checks are payable by Tenant. Landlord shall provide a receipt for cash payments of rent. **All tenants, if more than one, are jointly and severally liable for the full amount of any payments due under this Agreement.** Acceptance of a delinquent payment does not constitute a waiver of that default or any other default under this Agreement. Other Landlord or Tenant obligations:

Special Provisions:

LANDLORD:



DOMINION PROPERTIES

Agent for
service of
process:

Dominion Properties
2025 N Summit Ave
Milwaukee WI 53202

Agent for
maintenance,
management:

Dominion Properties
2025 N Summit Ave
Milwaukee WI 53202

Agent for
collection
of rents:

Dominion Properties
2025 N Summit Ave
Milwaukee WI 53202

TERM: Strike either (a) or (b)

~~(a) Month to Month Beginning on Aug 01, 2023~~

(b) For a term of **12 months** / beginning on **Aug 01, 2023 at 2:00p.m.** and ending on **Jul 31, 2024 at 12:00 noon.**

UTILITIES: Check if paid by

	Landlord	Tenant
Electricity		X
Gas		X
Heat	X	
Air Conditioning		X
Hot Water (gas only)	X	
Trash	X	
2.38% of City Services		X

If utilities or services payable by Tenant are not separately metered, tenant's share of payments will be allocated as follows: **City Services includes water, sewer, etc.**

SECURITY DEPOSIT: Upon execution of this Agreement, Tenant shall pay a security deposit in the amount of **\$1,215.00** to be held by **Dominion Properties**. The deposit, less any amounts legally withheld, will be returned in person or mailed to Tenant's last known address within twenty-one (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 statement accounting for amounts withheld. The statement shall describe each item of physical damage of other claim made against the security deposit, and the amount withheld as reasonable compensation for 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 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 set forth in Wis. Stat. §704.28(1). Tenant may not use the security deposit as payment for the last month rent without the written permission of Landlord.

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 start of their tenancy: (a) inspect the unit and notify Landlord of any pre-existing damages or defects: (b) request a list of physical damages or defects, if any, 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 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 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, whichever occurs later. Landlord need not disclose previous tenant's identity nor the amount deducted from the previous tenant's security deposit. Landlord will 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 considered to have accepted the Premises without any exceptions.

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 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 added amenities or to meet changes circumstances or conditions adversely affecting the property. No such 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 applicable, have been given to Tenant at the time of application and at the time of the signing of this agreement.

Special Provisions : **Attached Non-Standard Rental Provisions is part of the lease**

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

Special Provisions relating to pets allowed under this lease: No Pets allowed under this lease

**THIS AGREEMENT INCLUDES THE PROVISIONS ON THE REVERSE HEREOF
NOTE: SIGNING OF THIS AGREEMENT CREATES LEGALLY ENFORCEABLE RIGHT.**

IN WITNESS WHEREOF, the parties have executed this Agreement

GUARANTEE

SEE ADDENDUM A

3df2865ae7b8

7/20/2023 2:59:51 PM

Goutham Narra

GOUTHAM.NARRA1@GMAIL.COM

174.103.175.65

Signature

Signature

3df2865ae7b8

8/24/2023 3:35:56 PM

Michael Godfrey

10.10.20.172

Rental Agreement

NOTICE TO VACATE: Written notice must be received by the other party at least ninety (90) 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 the first day of a calendar month through the last day of a calendar month.

CONTROLLING LAW: Landlord and Tenant understand their rights and obligations under this Agreement and that they are subject to the laws of Wisconsin, including 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 regulations related to the Premises, including local housing codes.

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 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 the premises during their tenancy and return it to Landlord in the same condition as it was received less normal wear and tear.

POSSESSION; ABANDONMENT: Landlord shall give Tenant possession of the Premises as provided. Tenant shall vacate the Premises and return all of the 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 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 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 vacated. If Tenant mails the notice to the Landlord, Landlord is deemed to have received the notice on the second day after mailing. If Tenant vacates the premises after the last day of tenancy, surrender occurs when the Landlord learns that the Tenant has vacated. If Tenant abandons the Premises before expiration or termination of this Agreement or its extensions or renewal, or if the tenancy is terminated for Tenant's breach of this Agreement, Landlord shall make reasonable efforts to re-rent 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 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 unless rent has been paid for the full period of the absence.

ABANDONED PROPERTY: If Tenant vacates or is evicted from the premises and leaves personal property, Landlord may presume, in the absence of a written 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 the Landlord, in his sole discretion, determine is appropriate. Landlord will not store any items of personal property that tenant leaves behind when tenant vacates or is 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 abandons a manufactured or mobile home or a titled vehicle, Landlord will give Tenant and any other secured part that Landlord is aware of, written notice of intent to dispose of property by personal service, regular mail, or certified mail to Tenant's last known address, prior to disposal.

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 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 unduly disturb neighbors of 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 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 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 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) 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 is located, that is caused by the negligence or improper use by Tenant or Tenant's guests and invitees.

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 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) fire, water, rain, frost, snow, gas, odors, or fumes from any source whatsoever, (d) injury or damages cause by bursting or leaking pipes or back up of sewer drains and 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 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.

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, including drug-related criminal activity, in the Premises or on the property. Pursuant to Wis. Stat. c704.17(3m), Landlord may terminate the tenancy of Tenant, without 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, 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 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 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 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. 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 conviction for the criminal activity or drug-related criminal activity.

DANGEROUS ITEMS AND ACTIVITIES PROHIBITED: Tenant, any member of Tenant's household, guest, or invitee 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.

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 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 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 physically alter or redecorate the Premises, cause any contractor's lien's to attach to the premises, commit waste to the Premises or the property of which it is a part, 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 under the rules or unless Landlord has granted specific written approval. Landlord shall keep heating equipment in a safe and operable condition. Whichever party is obligated to provide heat for the Premises shall maintain a reasonable level of heat to prevent damage to the Premises and the building in which it is located.

ELECTRONIC DELIVERY OF CERTAIN INFORMATION/DOCUMENTATION: Landlord may, but is not required to, provide the following information and/or 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 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 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 Premises to prospective tenants or purchasers.

CONTINUATION OF AGREEMENT: If Tenant continues to occupy the Premises after the expiration of this Agreement and makes a timely payment of rent, 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 arrangements have been made in writing.

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 Landlord. This prohibition includes, but is not limited to, short-term rentals and/or vacation rentals through websites like Airbnb, Homeaway, or VRBO.

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

SEVERABILITY OF RENTAL AGREEMENT PROVISIONS: The provisions of this rental agreement are severable. If any provision of this rental agreement is found 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.

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 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 amounts owed, is not waiving its right to enforce a violation or breach of any term of this Agreement by Tenant.

TIME IS OF THE ESSENCE: As to the delivery of possession of Premises to Tenant, completion of repairs promised in writing in the Agreement or before; vacating of 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. *Time is of the essence* means that a deadline must be strictly followed.

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 to entering into this Agreement and prior to accepting any earnest money or security deposit.

PAYMENT FOR DAMAGE: Tenant is responsible for any damage, waste, or neglect caused by Tenant, any members of Tenant's household, guest, or invitees 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 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 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 specified time period is a material breach of this Agreement and grounds for eviction.

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 required, to pay said amounts on behalf of Tenant and demand reimbursement. Reimbursement must be made within ten (10) days of demand. Reimbursement after 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 is a material breach of this Agreement and grounds for eviction.

NO MODIFICATIONS TO PREMISES: Tenant may not make any modifications to the Premises without the prior written consent of Landlord. Modifications 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-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 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 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 terminate Tenant's tenancy for violating this provision.

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, 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, failure to remove garbage and waste, and/or improper use of the premises.

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 notice to inspect the Premises, show the Premises to prospective tenants or purchasers, or comply with applicable laws or regulations. Landlord may enter 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 in which they are located from damage. Neither party shall add or change locks without providing the other party keys to permit access to the Premises. Improper denial of access to the Premises is a breach of this Agreement.

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 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 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 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 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 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 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. §§704.17(3m), 704.17(2)(c), and 704.16(3). If Landlord commits a breach, Tenants has all rights, and remedies as set forth under the law, including Wis. Stats. §§704.07(4) and 704.45, and Wis. Admin. Cod §ATCP 134.

Rental Agreement

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 the last day that the Tenant is responsible for rent.

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 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 late fees, security deposit, utility charges, or any other monetary amount set forth under this Agreement are to be considered and defined as "rent."

REPAIRS: Any promise of Landlord, made before execution of this Agreement, to repair, clean or improve the Premises, including the promised date of completion, 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 beyond the Landlord's control. Landlord shall give timely notice of any delay to Tenant.

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

RENTERS INSURANCE RECOMMENDED: Landlord recommends that Tenant purchase Renter's Insurance to protect Tenant's personal property and to protect 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 coverage should Tenant's belongings be damaged or should Tenant be held liable to a third party and/or the Landlord.

NOTICE OF DOMESTIC ABUSE PROTECTIONS: 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, that 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 Wis. Stat. §704.16. 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.

DAMAGE BY CASUALTY: If the Premises are damaged by fire or other casualty ("the casualty") to a degree which renders them untenable, and if, in Landlord's sole 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 comparable to its condition prior to the casualty. Tenants liability for rent will not abate if the casualty was caused in any part by the negligence or intentional acts 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 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 tenable, Landlord will complete repairs as soon as reasonably possible.

Nonstandard Rental Provisions Rules and Regulations

The following rules and regulations are part of the lease dated **Jul 20, 2023** between the Tenant(s) and Landlord/Landlord.

Tenant Name(s): **Goutham Narra**

Unit Address: **1040 E Knapp St #212**

If any part of this lease or these provisions is found to be illegal, then that part only is not binding. **All Tenants on the lease are jointly and severally liable for all obligations of lease and any damages to unit.**

COMMON AREAS AND GENERAL RULES:

1. Tenant(s) shall not be permitted to Allow any sign, advertisement, or notice to be placed either inside or outside the building without receiving the Landlord's written consent. There are to be no rummage and/or furniture sales without written permission from Landlord.
2. Tenant(s) shall not be permitted to Make or allow any improper or disturbing noises or odors in the building at any time, or to sing or play any musical instruments, television, radio, stereo, or other device in a way or at times, which might be objectionable to other tenants. **BURNING INCENSE OR CANDLES IS NOT ALLOWED AND IS A VIOLATION OF THE LEASE!**
3. Tenant(s) shall not be permitted to Throw or sweep dirt or beat or shake rugs upon or from porches or into the halls of the building or from any window, door, or other opening in the building. Rugs or welcome mats must meet approval of Landlord.
4. Tenant(s) shall not be permitted to Mark or deface any part of the building.
5. Tenant(s) shall not be permitted to Varnish, paint, wallpaper, or decorate any walls, floor, or woodwork without the written approval of the Landlord.
6. Tenant(s) shall not be permitted to Allow children to loiter or play in the halls, stairways, basement, garages, or other parts of the building used by the public and other tenants.
7. Tenant(s) shall not be permitted to Allow garbage, newspapers, or refuse to remain in the apartment overnight, or to litter the halls or outside of the building. Garbage must be placed in tied plastic bags and deposited in the receptacle provided by the Landlord for that purpose. No trash is to be stored in common areas including back halls, front halls, stairwells, or basement.
8. Tenant(s) shall not be permitted to Place newspapers, magazines, or other recyclable items in general garbage receptacles if local ordinance does not permit.
9. There are to be no live, "real", or cut Christmas trees in apartments unless written permission to do so is given by Landlord.
10. Tenant(s) shall not be permitted to open windows and storm windows in winter in such a fashion to allow heat to escape continuously for over 15 minutes or at any time to allow snow, rain, or hail to enter.
11. Tenant(s) shall not be permitted to Cover or obstruct any window, or appliances, door or transom with foil, sheets, blankets, or any other items not approved in writing by the Landlord.
12. Tenant(s) must request Landlord permission to Drive or drill nails, tacks, screws, holes or apply other fasteners on or into any of the walls, ceilings floors partitions or woodwork of said premises. Tenant may use regular picture hangers. Tenant is responsible for any damage.
13. **Use of grills in the unit is forbidden.** The use of grills of any kind is strictly prohibited on all porches, balconies, patios, rooftops, and anywhere within 30 feet of the unit and any other building, outbuilding (garage) or any other structure.
14. **Smoking in the building is forbidden.** Smoking of any kind is strictly prohibited within 10 feet of the unit and any other building, outbuilding (garage) or any other structure.
15. Tenant(s) shall not be permitted to Permit the premises to be used for the operation of any type of business.
16. Tenant(s) shall not be permitted to Install satellite dishes, new phone jacks, new phone lines, new electric or gas utility lines, electric outlets, web access cable, cable TV, digital antennas, air-conditioner, or any other devices without written permission of Landlord. Landlord can remove such property and charge the repair costs to the Tenant.
17. Porches or balconies shall not contain any household furniture, other than exterior lawn furniture.
18. Tenant(s) shall not be permitted to Go out on to a roof, or a balcony without a guardrail. If there is a concern with a guardrail then contact the Landlord at the emergency number and allow no-one access to the area.
19. Tenant(s) shall not be permitted to Use or keep weight sets or heavy exercise equipment in the building without written consent of Landlord.
20. Tenant(s) shall not be permitted to Use shower without a properly sized and placed shower curtain to prevent damage from standing or leaking water.
21. The streets, sidewalks, entrances, halls, stairways, porches, and fire escapes shall not be blocked or used by the Tenant for any purpose other than going into or leaving the building. These areas shall not be used for storage of any material, including bicycles, wagons, toy boxes, grills, etc. This also applies to garages and basement open areas. Tenants are required to store all belongings in the storage lockers provided by the Landlord.
22. Tenant shall not permit the premises to be used for any unlawful purpose or any purpose that will, in the sole judgment and discretion of Landlord, injure the reputation of the premises or the building of which the premises are a part.
23. Tenant shall not bring or keep anything in the building (i.e. gasoline cans) or do anything which will in any way increase the risk of fire, or which is against the fire laws or regulations of the Fire Department or any insurance policy on the building.
24. Tenant shall not interfere with any part of the heating, lighting, refrigeration or cooling machinery, or controls in the building, nor shall tenant interfere with the plumbing equipment in the building.
25. Tenants must supply and replace all burned out light bulbs in the apartment itself, and under no condition shall the Tenant remove (steal) light bulbs outside of the apartment. Tenant shall only use proper sized wattage bulbs in fixtures.

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Landlord has discussed and I understand each of the above nonstandard rental provisions

26. Tenant shall cooperate with the building Landlord to keep the lawn clean and in good condition, including immediate areas around entrance.
27. Landlord shall not be responsible to the Tenant because other Tenants do not follow these rules and regulations.
28. Telephones, Internet service and cable/satellite TV: The apartments have been pre-wired with telephone outlet boxes and cable TV outlets in the most convenient locations. Tenant should use any combination of these outlets for their telephones and TVs. Tenants should not have wall phones installed. In the event Tenant does so, and the phone is later removed by the Landlord, the cost of wall repair and painting shall be charged to the Tenant as damage to the unit. With the written permission of the Landlord, Tenant can have installed additional phone or TV outlets at Tenant's cost by a qualified person only with written consent of the Landlord.
29. If a check tendered to the Landlord by Tenant for payment of any of Tenant's obligations to Landlord (such as rent) is returned to the Landlord by Tenant's bank in an "Unpaid" condition (i.e. "Not Sufficient Funds") for any reason whatsoever, Tenant will pay Landlord a \$45.00 fee for administrative costs to handle the unpaid item. Landlord may request Tenant to pay rent in the form of cash, cashier's check, or money order. In addition, Tenant is still responsible for all late fees that have accrued due to rent being paid late.
30. No waterbeds, of any form, are permitted inside the leased premises.
31. Tenant may not duplicate any keys. All additional keys must be obtained from the Landlord.
32. Tenant must notify Landlord before Tenant leaves his leased premises unoccupied for a period of seven (7) days or longer.
33. Never hesitate to report to the Landlord if something is not working properly or damage is occurring. Failure to report damage occurring in your unit becomes the Tenant's responsibility including cost to correct all damages.
34. Tenants are prohibited from adding locks to, changing, or in any way altering locks installed on any doors, cabinets, closets, windows, appliances, or any other areas not the personal property of the Tenant. Landlord must have a key for each lock in apartment.
35. Tenants are responsible for guests, other Tenants of the unit, or children at all times. Tenants will be held liable for all damages caused by guests, other Tenants of the unit, or children. Further, if the guest(s), other Tenants of the unit, or children of the Tenant(s) disturb other Tenants, breach the peace, damage property of the Owner or other Tenants, or otherwise violate the Lease of these Rules and Regulations, the acts by the guest(s), relative(s), or children of the Tenant(s) will be a violation of the lease and may result in an eviction.
36. Parties of six (6) or more must have Landlord's prior written approval. No music, movies, or other noises can be played at levels that are audible outside the unit. At no time can loudspeakers be directed out the windows.
37. Tenant shall use white or off-white curtain or drapery material for covering window areas. Other colored curtains or draperies may be used if lined with white or off-white material.
38. It is the responsibility of all new Tenants to have the necessary utilities placed in their name on date of occupancy.
39. Tenants are not allowed to instruct any contractors hired by Landlord.
40. Tenant shall not be permitted to sublet their apartment in any manner and may not list the unit on Airbnb, VRBO, or other similar sites.

ADDITIONAL RENT:

41. Tenant agrees to pay the total cost of any repair that is above normal wear and tear and is caused by tenant or tenant's guest(s). This cost is considered additional rent and is due with the following month's rent payment.
42. Tenant agrees to pay the late fees as noted on the lease as additional rent and is due within 5 (five) days of billing or 5 day notice from Landlord.
43. When water/sewer bills (known as City Services bills in the City of Milwaukee), which include, but not limited to water and sewer, are not individually metered, the building's bill shall be prorated by the number of bedrooms in the building. City Service charges shall be considered as additional rent.
44. Tenant agrees to pay any landlord billed water/sewer or "City Services" fees or energy charges that are more than 21 days past the billing date as additional rent and is due with the following month's rent.

ENTRY:

45. **LANDLORD SHALL HAVE RIGHT OF ACCESS TO UNIT FOR INSPECTION, REPAIR AND MAINTENANCE OR TO SHOW UNIT TO PROSPECTIVE TENANTS WITH 12 HOURS ADVANCE NOTICE. NO ADVANCE NOTICE IS NEEDED FOR ENTRY IN A HEALTH OR SAFETY EMERGENCY OR WHERE ENTRY IS NECESSARY TO PRESERVE OR PROTECT PREMISES FROM DAMAGE.**
46. Tenant agrees that if they request something to be fixed/replaced it will be fixed/replaced within 48 business hours and is considered permission to enter apartment.

SMOKE DETECTORS

47. State law requires Landlord/Landlord to provide a working smoke detector on each floor of the unit, except attic and storage areas. Tenant acknowledges that all smoke detectors in the unit are working properly. State law also requires the Tenant to maintain all smoke detectors in the unit. Tenant agrees to immediately provide any maintenance necessary to make the smoke detector functional or provide Landlord written notification of the required maintenance.
48. **Tenant shall replace batteries as necessary so that the leased premises are equipped with operable smoke detectors throughout and at the termination of the lease term.**
49. Tenant shall not tamper with or remove batteries from smoke detectors. Tenant understands that removing batteries or tampering with any smoke detector in any manner is illegal and shall constitute a breach of this lease and Tenant is subject to maximum penalty permissible by law.

PLUMBING:

50. The Tenant shall be responsible for the cost of all plumbing repairs resulting from improper use of plumbing facilities by the Tenant. DO NOT dispose cloth, metal, wood, plastic, or articles in either the toilet or sinks. If apartment is equipped with a garbage disposal, it will remove most food waste, except bones and corn cobs. Be sure to have cold water running at all times garbage is going through the disposal, and leave water running 1 minute after turning disposal off. Do not run disposal for more than four minutes in any one hour period. Please do not use the garbage disposal after 9:00 P.M.
51. Tenant shall immediately report any leaking pipes, faucets, or continual running of toilet tank.
52. Tenant shall not let water run except in actual use.
53. Tenant will do laundry only in the rooms provided for that purpose. Tenant will operate washers and dryers only between the hours of 7:00 A.M. and 9:00 P.M. unless otherwise posted in the laundry room. Tenant shall keep washer and dryer clean and neat.
54. Tenants are NOT permitted to hook up their own washer and dryer without the written approval of the Landlord. If permitted the Tenant can connect at no charge if hook-ups are available for Tenant's apartment, otherwise there is a one-time \$250.00 installation fee to provide electric, gas, or water service. Landlord does not guarantee availability or condition of laundry facilities.

VEHICLES:

- 55. Tenant shall use only the parking space which is assigned by the Landlord and designated in the lease. No guests or visitors shall be allowed to park in the area provided for other tenants. The Tenant must register the license number of the automobile to be parked in the parking space assigned to the Tenant with the Landlord, and only the registered vehicle is permitted to be parked in the assigned space. Unregistered vehicles will be towed at owner's expense.
- 56. Tenant is responsible for any parking spots added at a later date via a lease addendum and understands that parking is attached to their original Lease. Parking may not be removed until the end of the original Lease, unless otherwise agreed upon with the Landlord.
- 57. Tenant shall not park any commercial or recreational, or any other vehicle powered by gasoline, storage battery, or any other liquid fuel in or about the leased premises without permission from the Landlord.
- 58. At no time is Tenant allowed to change oil, maintain, or repair Tenant's vehicle(s) on premises.
- 59. If there are indoor or outdoor parking areas, the Tenant is responsible for keeping the area neat and clean. No vehicles without current license plates, with flat tires, or dead storage will be allowed on premises. Vehicles will be towed away at the Tenant's expense if not cured within 48 hours of written notice by Landlord.
- 60. Tenant is not allowed to drive any vehicle on the grass/sidewalk area for loading or unloading purposes at any time.
- 61. No Tenant shall be allowed to turn on water spigots on the outside or inside of buildings for any purpose unless written permission is given by Landlord.
- 62. Washing of any vehicle is allowed only with written approval of Landlord.
- 63.

I understand and acknowledge that a Dominion Properties sticker must be placed visibly on all vehicles parked on the premises. Any vehicle without a sticker in the lower driver's side of the front windshield is subject to towing at owner's expense.



INSURANCE:

- 64. The Landlord shall not be responsible for any loss or damage to the property of the Tenant stored in rented premises, garages, parking areas, lockers, store rooms, out-lots or common areas, or any storage space unless caused by Landlord's or Landlord's negligence. Tenant uses this space at his/her own risk.
- 65. The Landlord shall not be responsible for any lost or stolen items on the property.
- 66. It is the responsibility of the Tenant to provide insurance coverage for his/her personal property kept in his/her apartment, storage area, common area, vehicle or any area on Landlord's Property.

PETS:

- 67. Tenant shall not be permitted to keep cats, dogs, fish, insects, rodents, reptiles, or other pets in the apartment, other than those provided for in the lease, without receiving the written approval of the Landlord. The Landlord has the right to collect additional security deposit for any approved pet. Tenant is solely responsible for the maintenance of their pet and agrees to keep their pet under control at all times. Tenant agrees to clean up after their pet and to dispose of their pet's waste properly and quickly. **NO DANGEROUS PETS ARE ALLOWED EVER.** Example, pit bull or python.

POSSESSION:

- 68. If there is a delay in delivery of possession by Landlord, rent shall be abated on a daily basis until possession is granted. Landlord shall advise tenant of possession date seven (7) days prior to delivery. Landlord shall not be liable for damages for delay in possession.
- 69. Move in time is 2 P.M. on the start day of the lease.
- 70. Tenant shall have 7 days after occupancy to inspect the dwelling unit and notify the Landlord of any preexisting damages or defects and may request in writing a list of physical damage or defects, if any, charged to the previous tenant's security deposit.

TERMINATION:

71. Tenant shall thoroughly clean unit upon termination of lease and prior to vacating residence including the floor under the refrigerator and stove.

- 72. Tenants shall provide Landlord with ninety (90) days written notice prior to the end date of lease of their intent to renew or terminate lease. Tenants on month to month leases are also required to give ninety (90) days written notice to vacate. An example of proper notice would be if a Tenant desired to move out June 30th then written notice must be received by Landlord no later than March 31st.
- 73. Unless written arrangements are made to renew lease ninety (90) days prior to the expiration of the current lease end date, the Tenant will automatically be placed on a month to month lease. The original lease terms, conditions and restrictions will be in force during this period and a minimum \$150 increase in monthly rent will apply.
- 74. Month to month leases may only terminate the last day of the month.
- 75. Tenant may not terminate month to month tenancy in the months of October, November, December, January, or February.
- 76. Tenant shall remove all belongings from unit and any storage area upon termination of Lease. The Landlord shall not be responsible for any dirt or items left after unit is vacated and will charge the Tenant to remove and clean items.
- 77. All carpets must be cleaned by professional cleaning company three days prior to vacating the unit. Tenant must provide Landlord with the receipt of payment from the cleaning company. Approved cleaning companies include Accurate Carpet Cleaning 414-324-2250.
- 78. Immediately upon vacating the leased premises, Tenant must physically return to the Landlord, all door keys, mail box keys, and garage door openers provided Tenant at the time he/she took occupancy of said premises. In the event that the Tenant fails to return ALL keys obtained from the Landlord within 12 hours of surrendering the unit, ALL costs of re-keying or replacing said locks shall be paid by Tenant upon billing and may be deducted from Tenants security deposit. This lease shall terminate at noon on the end date set forth by the lease. A fee of \$100.00 will be charged every hour after noon to the Tenant by the Landlord until the unit is fully vacated.
- 79. Tenant agrees to pay a minimum fee of \$500.00 for leasing, advertising, and all other expenses incidental to re-renting the apartment if vacated prior to lease expiration or not in compliance with lease terms and shall be liable for all remaining months' rent(s) and the security deposit. This amount shall be payable at the time that the Tenant vacates the unit. This charge will be applied to all costs associated with re-renting the apartment that landlord incurs.

80. Tenant agrees to keep unit in a clean and neat state for all rental showings.



Landlord has discussed and I understand each of the above nonstandard rental provisions

LEAD BASED PAINT DISCLOSURE:

81. 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.

LANDLORD STATES AS FOLLOWS:

Landlord has knowledge of lead-based paint and/or that lead-based paint hazards are present in the property (explain)

Building was built prior to 1978 and may contain lead based paint

Landlord has no reports or records pertaining to lead-based paint and / or lead-based paint hazards in the property. Tenant acknowledges that Tenant has been offered the pamphlet **Protect Your Family From Lead in Your Home**

N		
	Initial	Initial

Landlord has discussed and I understand each of the above lead based paint disclosure

FEES:

- 82. Tenant will be responsible for the following minimum charges for cleaning and repairs that will be required should tenant fail to clean/maintain the apartment properly. Tenants are responsible for the full repair cost for plumbing clogs or damage, appliances (supplied by Landlord), electrical, screens, mini blinds, windows, doors and all other damages caused by the Tenant not considered normal wear and tear as defined by the State Law. Tenants will be billed at time of service for any repair performed by the Landlord or on the Security Deposit Transmittal if the repair or cleaning was needed after the Tenant moves out. The Landlord will bill the tenant the actual cost to repair and or clean.
- 83. \$100.00 fee for Landlord to open Tenant’s unit due to lock out. This fee will be added to Tenant's account and due with next month's rent. Tenant must be able to verify identity to prove they are listed on the lease.
- 84. Landlord will open Tenant's unit due to lock out only during the hours of 6:00A.M.-10:30P.M. Outside of this time frame, Tenants are encouraged to locate their second set of keys. If unable to locate these, Tenant may call a locksmith or find temporary lodging. Tenant is then responsible for covering the cost to repair any damage caused by the lockout.
- 85. Adding or removing roommates prior to lease termination will incur a \$100.00 administration fee payable at the time that the change occurs.

GENERAL:

The Landlord shall have the right to make other reasonable rules and regulations as may, in his/her judgment, be necessary for the safety, care, and the cleanliness of the building(s).

Acceptance by Landlord of partial payment of past due rent shall not constitute any waiver or any right of Landlord to terminate this lease for breach of its provisions by Tenant, and acceptance of unpaid rent after expiration to a termination notice shall not constitute a waiver of the termination.

ADDITIONAL PROVISIONS:

Tenant(s) hereby certifies that Landlord has reviewed with Tenant(s) each and every nonstandard rental provision contained herein and Tenant(s) has had an opportunity to ask Landlord any questions regarding the same.

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Goutham Narra
GOUTHAM.NARRA1@GMAIL.COM 174.103.175.65

Signature

Signature

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Michael Godfrey
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Landlord has discussed and I understand each of the above nonstandard rental provisions