

Residential Rental Agreement

This Agreement of the premise 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: _____ Cell: _____ Email: _____ Vehicle: _____ Tenant: _____ Cell: _____ Email: _____ Vehicle: _____ Tenant: _____ Cell: _____ Email: _____ Vehicle: _____	Landlord: <u>Back To Back Rentals LLC</u> Agent for Management, Maintenance, Service of Process: <u>Back To Back Rentals LLC</u> <u>Independence, WI 54747</u> Agent for collection of rents <u>Back To Back Rentals LLC</u> <u>W26052 Co Rd VV</u> <u>Independence, WI 54747</u> <u>715-985-2181 (home/office)</u> <u>715-495-0134(cell)</u>
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Building Address: Eau Claire, WI 54703 Apartment Number: _____ Furnishings: refrigerator, stove, washer, dryer, _____

Lease Term: about Months First day of lease term: _____ Last day of lease term: _____

Rent Amount: \$ _____ per month due on the FIRST day of each MONTH Rent shall be payable to Back To Back Rentals LLC and mailed or delivered to the landlord. A **late fee** will be charged in the amount of \$50.00 if rent is not received by the due date. Charges incurred by the Landlord for Tenant's returned check(NSF) are payable by the Tenant at a rate of \$30.00 per check. If check is returned by bank, rent is considered late.

Liability of Multiple Tenants: All Tenants, if more than one, shall be jointly and severally liable for the full amount of any payments due under this lease.

Utility charges: Tenant must pay all utility charges that are separately metered or subject to cost allocation as follows:

Utility Charge	Electric	Gas	Water/Sewer	Trash / Recycle	Internet /Cable
Included in rent					
Seperately Metered					
Cost Allocation					

Special conditions: No Pets or animals No Smoking, vaping or e-cigarettes in building or on porch No Summer Subleases
No slip and slides No Swimming/kiddie pools No Waterbeds No loud parties No kegs in house, on porch or yard
No hammocks hanging on house/porch Porches / Hallway / Common Areas much remain clean no window air conditioner units, portable A/C units allowed if electricity included in rent, +\$15 per month per A/C unit for length of lease

Renewal of Lease Term: lease is only for the stated term and not automatically renewed. Landlord and tenant must agree in writing if the tenancy is to continue beyond last day of rental term.

Assignment Subletting: Tenant shall not assign this agreement nor sublet the premises or any part thereof without prior written consent of Landlord. If Landlord permits an assignment or a sublease, such permission shall in no way relieve Tenant of Tenant's liability under this lease.

Security Deposit: Upon execution of this agreement Tenant paid a security deposit in the amount of \$ _____ to be held by Back To Back Rentals LLC. The deposit, less any amounts withheld, will be returned in person or mailed to Tenant's last known address within 21 days after Tenant vacates the premises. If any portion of the deposit is withheld, Landlord will provide an accompanying itemized statement specifically describing any damages and accounting for any amount withheld. The reasonable cost of repairing any damages caused by Tenant, normal wear and tear expected, will be deducted from the security deposit. Tenant may not use the security deposit as payment for last month's rent.

Landlord will provide Tenant with a check-in/check-out sheet. Tenant has 7 days after the beginning of the lease term to notify Landlord in writing of damages or defects in the premises and/or request in writing a list of physical damages or defects, if any, charged against the previous tenant's security deposit. No deduction from Tenant's security deposit shall be made for any damages or defects of which notification is given within the stated time. Should Tenant fail to return the check-in/check-out sheet to Landlord within 7 days after the start of the tenancy, Tenant accepts the premises without any exceptions.

Vacation of Premises: No written notice is required to terminate a lease for term because the agreement automatically ends on the last day of the term. Tenant agrees to vacate the premises at the end of the lease term, including any extension or renewal, or its termination, and promptly return all Landlord's property and deliver the keys to Landlord.

Landlord's Right to Enter: Landlord may enter the premises at reasonable times and with 12 hours advanced notice, with or without Tenant's permission to inspect the premises, make repairs, show the premises to prospective tenants or purchasers, or to comply with any applicable law or regulation. Landlord may enter with less than 12 hours advance notice upon specific consent of Tenant. No advance notice is required for entry in a health or safety emergency or where entry is necessary to prevent and protect the premises from damage. Tenant hereby grants the Landlord the right to enter into the premises when tenant has made a maintenance request whether in writing or verbally.

Abandonment by Tenant: If Tenant shall abandon the premises before expiration of the lease term, Landlord shall make reasonable efforts to re-lease premises and shall apply any rent received, less costs of re-leasing, to rent due or to become due on lease, and Tenant shall remain liable for any deficiency. If Tenant is absent from premises for three successive weeks without notifying Landlord in writing of such absence, Landlord, at Landlord's sole option, may deem premises abandoned unless rent has been paid for the full period of the absence.

Disposal of Tenant's Property: If Tenant shall leave any property on the premises after vacation, eviction, or abandonment of the premises, Tenant shall be deemed to have abandoned the property, and Landlord may dispose of the property in any manner that the Landlord determines appropriate. Landlord will not store any items of personal property that the tenant leaves behind except for prescription medicine or prescription medical equipment, which will be held for 7 days.

Tenant Obligations: During the lease term, as a condition to Tenant's continuing right to use and occupy the premises, Tenant agrees and promises:

1. To use the premises for residential purposes only by Tenant(s). Operating a business or providing child care for children not listed as occupants is prohibited.
2. Not to make or knowingly permit use of the premises for any unlawful or criminal purpose, including drug-related criminal activity.
3. Not to make or permit use of the premises for any purpose that will injure the reputation of the premises or the building of which they are a part.
4. Not to use or keep in or about the premises anything which would adversely affect coverage of the premises or the building of which they are a part under a standard fire or extended insurance policy.
5. Not to make excessive noise or engage in activities which unduly disturb neighbors or other tenants in the building which the premises are located.
6. Not to keep in or about the premises any pet or animal unless specifically authorized as a special condition in this lease.
7. Not to let trash or recyclables accumulate on the property
8. To obey all lawful orders, rules and regulations of all governmental authorities.
9. If obligated to pay for heat for the premises, to maintain a reasonable amount of heat in cold weather to prevent damage to the premises and if damage results from Tenant's failure to maintain a reasonable amount of heat Tenant shall be liable for this damage.
10. Unless Tenant has received specific written consent of Landlord, not to do or permit any of the following:
 - a. Paint upon, attach, exhibit or display in or about the premises any sign or placard.
 - b. Alter or redecorate the premises.
 - c. Drive nails, tacks, screws or apply other fasteners on or into any wall, ceiling, floor or woodwork of the premises.
 - d. Attach or affix anything to the exterior of the premises or the building in which it is located.
 - e. Post political signs in the yard.
11. Not to permit any guest or invitee to reside in the premises without prior written consent of Landlord.
12. To be liable for all acts of negligence or breaches of this lease including property damage, waste, or neglect by Tenant and Tenant's guest and invitees.

Landlord may make such reasonable rules governing the premises and the building of which they are part as Landlord deems necessary. Tenant agrees to observe and comply with all such rules and any violation of the rules shall be deemed a breach of this lease and may result in eviction of the Tenant. Landlord may make changes in the rules and shall give written notice of changes to Tenant at least 14 days before the new rules become effective. Tenant acknowledges receipt of the rules, at the time of the signing of this agreement.

Breach of Lease: If this lease is for a specific term (not month to month), should Tenant neglect or fail to perform and observe any of the terms of this lease, Landlord shall give Tenant written notice of such breach requiring Tenant to remedy the breach or vacate the premises on or before a date at least 5 days after the giving of such notice, and if Tenant fails to comply with such notice, Landlord may declare this tenancy terminated and institute action to evict Tenant from the leased premises without limiting the liability of Tenant for the rent due or to become due under this lease. If Tenant has been given such a notice and has remedied the breach or been permitted to remain in the premises, and within one year of such previous breach, Tenant commits the same or any other breach, this lease may be terminated if, before the breach has been remedied, Landlord gives notice to Tenant to vacate on or before a date at least 14 days after the giving of the notice.

Damage by Casualty: If the premises are damaged by fire or other casualty to a degree which renders them untenable, Tenant may terminate the lease or vacate the premises and rent shall abate until the premises are restored to a condition comparable to their prior condition. Landlord shall have the option to repair the premises and if repairs are not made this lease shall terminate. If the premises are damaged to a degree which does not render them untenable Landlord shall repair them as soon as reasonably possible.

Condition of Premises: Tenant agrees to maintain the premises during their tenancy in a clean manner, and in as good a general condition as at the beginning of the term, or as subsequently improved by the Landlord.

Responsibility for Utilities: Tenants is responsible for and must maintain utilities for the Premises until the end of the lease term or until the last day that Tenant is responsible for rent.

Renters Insurance: Landlord recommends that Tenant purchase Renter’s insurance to protect Tenant’s personal or other property while living on the premises. It is the Tenant’s obligation to provide for Renter’s insurance insuring any and all of Tenant’s personal or other property. The Landlord does not provide for coverage of losses sustained to Tenant’s personal or other property. Tenant understands that if they do not purchase Renter’s Insurance that the Tenant may not have any insurance coverage should the Tenant’s belongs be damaged.

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.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.

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, guests, or invitees acts, negligence, failure to keep the premises clean, failure to remove garbage and waste, and/or improper use of the premises.

Severability Of Rental Agreement Provisions: The provisions of a rental agreement are severable. If any provision of a rental agreement is rendered void or unenforceable, the invalidity or unenforceability of that provision does not affect other provisions of the rental agreement that can be given effect without the invalid provision.

Code Violations: The premises and the building of which they are a part are not currently cited for uncorrected building or housing code violations.

Conditions Affecting Habitability: There are no code violations or other conditions adversely affecting habitability unless indicated in writing:

NONE

Promise to Repair: Landlord promises to repair, clean or improve the premises as follows by the completion dates noted: NONE

Rental Documents: Landlord has given Tenant access to a copy of the Residential Rental Agreement as well as any Rules and Regulations for review prior to entering into this Agreement and prior to accepting any earnest money or security deposit.

Disclosures: State Law requires Landlords to disclose any knowledge regarding sexual offenders. We are not currently aware of any sexual offenders in the general area of the leased premises. Tenants may contact the state sex offender registry to obtain information. <http://offender.doc.state.wi.us>

IN WITNESS WHEREOF, the parties have executed this lease on _____

GUARANTEE
In consideration of Landlord s agreement to this lease, the undersigned guarantee(s) the payment of all amounts due under the lease and the performance of the covenants by Tenant.
Dated: _____
Signature: _____
Name: _____
Address: _____

LANDLORD: _____
TENANTS: _____

Assignment of Lease: Tenant hereby assigns all Tenant’s right, title and interest in and to this lease to _____ and in consideration of the consent to the assignment by Landlord, Tenant guarantees the performance by said Assignee of all obligations of Tenant. In consideration of the above assignment and the written consent of Landlord, Assignee hereby assumes all obligations of Tenant in this lease.

LANDLORD HEREBY CONSENTS TO THIS AGREEMENT AND ACCEPTANCE.

IN WITNESS WHEREOF, the parties have executed this assignment and acceptance on _____, 20_____

LANDLORD: _____

ASSIGNEE: _____

TENANT: _____

NONSTANDARD RENTAL PROVISIONS

THIS DOCUMENT IS HEREBY INCORPORATED INTO AND MADE PART OF THE ACCOMPANYING RENTAL AGREEMENT

Address: _____

Name of Tenants: _____

In addition to the standard security deposit deductions allowable under ATCP 134, the undersigned parties agree that this Lease Addendum lists further allowable claims against the security deposit (if not paid by the Tenant by the end of tenancy).

Initial Your Acceptance of Each Item.

- _____ 1. **Late Fees:** A late fee of \$50.00 will be assessed as stated in the rental agreement for late rent payments. These fees are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.
- _____ 2. **Return check fees/bank charges:** If any payment is returned unpaid because of insufficient funds or for any other reason, tenant will be charged \$30.00 per occurrence. If the Landlord incurs any other costs or fees as a result of the tenant's payment being returned by the bank, the tenant will also be responsible for the costs incurred by the landlord as a result. The Landlord reserves the right to refuse payment by personal check if a check is returned. These fees are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.
- _____ 3. **Garbage/Trash/Recyclable:** Garbage, trash, and recyclable are not to accumulate on the property. If the tenant leaves garbage, trash, or recyclables in any area of the building or grounds which is not designated as a place for those items, tenant will be assessed a fee of \$50.00 plus the actual costs incurred by landlord to remove those items. Tenant is responsible for all charges for disposal of items left in the alley or by the street. Tenant is responsible for any charges from the garbage company, above the normal weekly charge, including but not limited to excess trash, oversized items, or failure to separate trash and recyclables. These fees and costs are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.
- _____ 4. **Stove Drip Pans:** Drip pans were new when you moved in, they need to be new when you move out. If you do not replace the drip pans with the same kind/color as currently installed, we will purchase/install them for you. These costs will be deducted from the security deposit.
- _____ 5. **Municipal code citations:** charges to the Premises for municipal code citations including, but not limited to, trash, recycling, litter, parking, furniture, disorderly conduct, building or fire code violations due to Tenants or Tenant's guests/invitees may be deducted from the security deposit. These fees are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.
- _____ 6. **Lockouts/Lost Keys/Failure to Return Keys:** Tenant is responsible for all charges related to the cost of re-keying if locks need to be changed for lockouts, lost/non-returned keys, or at the Tenant's request. If a tenant is locked out, a fee of \$75.00 will be assessed for the landlord to unlock the door. Tenant is responsible for all costs billed by the security company regarding a lockout. These fees and costs are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.
- _____ 7. **Damage to the Premises:** Tenant is responsible for all damages to the premises/property including criminal damage to the Landlord's personal property and common areas of the building/property, by Tenant and Tenant's guests/invitees. Tenants agree that the premises/property will be free of damage and in the same condition as when the tenant moved into the unit, including improvements by the landlord, and that the premises will be cleaned and ready for the next occupant. If the Landlord needs to repair damage done by the tenant or tenant's guests, tenant will be assessed the actual costs incurred by landlord plus the costs of any materials. These costs are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.
- _____ 8. **Re-Rental/Sub-letting:** Tenant is responsible for costs for sub-letting, or re-letting in an effort to mitigate Tenant's damages if Tenant vacates premises or is evicted prior to the lease end, including but not limited to showing costs, advertising and lower rent accepted by the Landlord, and utilities for which tenant is responsible. These costs are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.
- _____ 9. **Pets/Animals:** Pets/animals (including those of guests) are not allowed on the premises unless landlord gives written permission. A fee of \$25.00 will be assessed on each pet/animal and day it is on the premises. Tenant is responsible for any damages done by a pet/animal including but not limited to flooring/carpet damage or cleaning and "clean up" or yard repairs needed. These fees are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.
- _____ 10. **Swimming/wading/kiddie pools/slip and slides** of any kind are not allowed. A fee of \$25.00 per day will be assessed for each day it is set up on the property. Tenant is responsible for any damages done to the property by the item or the people using the item. Tenant is also responsible for any increase in the water bill due to filling a pool or running water. These fees and costs are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.

11. **Vehicles/Towing:** Inoperable, unregistered, and/or unlicensed motor vehicles and vehicles in the process of being repaired may not be kept on the premises. All vehicles shall be parked in accordance with the City of Eau Claire Parking Regulations which include, but are not limited to, no parking on grass or other portions of the property that are not otherwise improved for the purpose of parking vehicles. Tenant will be assessed a fee of \$25.00 per day for each day the vehicle is on the property. Tenant is responsible for costs related to towing a vehicle from the property. These fees are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.

12. **Light Bulbs:** Tenant is responsible for ensuring all light bulbs are working (not burned out) at the end of the tenancy. If the tenant fails to replace burned out light bulbs, tenant will be assessed a fee of \$10.00 per burned out bulb. These costs will be deducted from the security deposit.

13. **Failure to Vacate:** If tenant fails to vacate premises at the end of the lease or termination of tenancy, tenant shall be liable for damages suffered by landlord because of tenant's failure to vacate. Landlord shall recover minimum damages of twice the rental value for the time the tenant remains. Should tenant's hold over result in loss of any rent by the landlord, tenant shall be responsible for any lost rent. These fees and costs are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.

14. **Utilities:** The tenant on or before the start of their rental period shall put all utilities that they are responsible to pay in Tenant's name. Tenant is responsible for all charges for the utilities in their name incurred prior to the last day of the Rental Agreement. If utilities are disconnected before the last day of the lease a fee of \$35 will be assessed. The imposition of that fee does not extinguish the liability to pay for all remaining utility charges during the term of the agreement. These fees and charges are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.

15. **Campfire:** Tenant is responsible for any damages resulting from a campfire. These fees and charges are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.

16. **Water Leaks:** Tenant must notify landlord of any water leaks or toilet that runs more than normal. If tenant does not notify landlord of water issues, tenant will be charged for any additional water bill due to the leak. These fees and charges are due when incurred and if not paid within three days after notice that said fees are due and owing, Landlord has the option to deduct said fees from the Tenant's security deposit and/or find the Tenant in default of the Non-Standard Rental Provisions and proceed according to the Breach of Lease section of the Rental Agreement.

Landlord _____ **Date** _____

Tenant: _____ Date: _____

Tenant: _____ Date: _____

Tenant: _____ Date: _____

Tenant: _____ Date: _____

TENANT RULES AND POLICY STATEMENT

- _____ 1. Please indicate in the memo the property address and what the check is for.
- _____ 2. **Phone/email change:** Any change in phone number or email address needs to be communicated to landlord.
- _____ 3. **No Smoking/vaping/e-cigarettes**
- _____ 4. **No Pets/animals**
- _____ 5. **No summer subleases**
- _____ 6. **No swimming pools /wading pools /kiddie pools/ slip and slides**
- _____ 7. **No hammocks hanging from the house/porch**
- _____ 8. **Campfire/Fire Pit/Ring:** Any campfires/fire pits/rings must be raised off ground and meet city ordinances. If damage is done to the lawn or any structures, tenant is responsible for repair costs.
- _____ 9. **Parking:** One "Off Street Parking" space is available for each tenant (1 bedroom = 1 parking space, 2 bedroom = 2 parking spaces, 3 bedroom=3 parking spaces). Parking stalls are for tenant use only. Tenants are not allowed to park, store or work on non-working vehicles on the premises. Non-working vehicles may not be left in the parking area, and will be towed at the owner's expense.
- _____ 10. **Snow Removal:** Landlord will provide snow removal of the parking area and sidewalk adjacent to the street. It is the tenants' responsibility to keep the porch, steps, and any walkways/paths free of snow and ice. Make sure that there is a path shoveled to the mailbox
- _____ 11. **Garbage Service:** Back To Back Rentals LLC pays for weekly garbage services. The garbage company will walk up to the house and retrieve the garbage/recyclable containers. You are responsible for retrieving any empty containers and returning them to the house by the end of the day on your scheduled day. Your normal garbage day is Thursday unless a holiday falls prior to that on any given week (i.e. labor day etc.) which would move the garbage day to Friday. Trash/recyclables are not to accumulate on the property. If there is excess/oversize garbage/recyclables, and the garbage company charges us an extra fee, we will bill you for that additional fee. During move-in and move-out time, if we are charged for additional garbage/recyclables, we will bill you for that additional amount.
- _____ 12. **Insurance:** Tenants are responsible for insuring all of their personal property against loss or damage, regardless of the cause – including but not limited to water, sewer, flood, ice, snow, theft, or damage to personal property. WE STRONGLY RECOMMEND RENTERS INSURANCE.
- _____ 13. **Locks:** No external or internal door locks, chain locks, padlocks, or bolts can be installed on any doors by tenants. (This is a fire code violation.) Tenants are not allowed to change any locks. Tenant can request the landlord change door locks at the Tenants expense.
- _____ 14. **Grilling:** No BBQ grilling allowed on porches, grass, fire exits or near the building (City Fire Ordinance). Please BBQ on the driveway or walkway away from the building. Grills melt vinyl siding.
- _____ 15. **Candles:** The use of candles, lanterns, or any other type of open or closed flames are prohibited on the property. Any cleaning costs, painting, repair or other costs and fees incurred by the Landlord due to Tenant or Tenant's guests violating this provision shall be the responsibility of the tenant.
- _____ 16. **Laundry:** If you have a high efficiency washer, you need to use "he" (high efficiency) laundry detergent. Using regular detergent can result in too many suds and damage the washer. The lint screen on the dryer should be cleaned each time it is used.
- _____ 17. **Smoke Detectors and Carbon Monoxide Detectors:** The Landlord has provided working smoke detectors and carbon monoxide detectors. The batteries have been replaced prior to the lease start date. Tenant is responsible for testing smoke detectors and carbon monoxide detectors once a month and replacing batteries as needed. If the detector is not working after replacing the batteries, it is tenants responsibility to notify the landlord so the landlord can replace the malfunctioning detector.
- _____ 18. **Light Bulbs:** All light bulbs are in working order prior to the lease start date. It is the tenants responsibility to replace any burned out light bulbs as they occur and to have all bulbs working at the end of the tenancy.
- _____ 19. **Furniture Outside:** No household furnishing or appliances shall remain outside the residence. This includes, but is not limited to couches, refrigerators and tables designed for inside use that are placed on the lawn or on a porch or patio or other structure that is not otherwise enclosed and protected from the weather. (City Ordinance)
- _____ 20. **Disclosures:** State Law requires Landlords to disclose any knowledge regarding sexual offenders. We are not currently aware of any sexual offenders in the general area of the leased premises. Tenants may contact the state sex offender registry to obtain information. <http://offender.doc.state.wi.us>
- _____ 21. Tenants agree not to permit future tenants to move any items onto the premises without written authorization from the Landlord.
- _____ 22. **Failure to Vacate:** Failure to vacate the premises at the end of the lease term can result in double rent charges as provided by state law, in addition to any expenses incurred due to the inability of the new tenants to take possession of the premises.

Tenant: _____ Date: _____

Tenant: _____ Date: _____

Tenant: _____ Date: _____

Tenant: _____ Date: _____

CLEANING AND MAINTENANCE
Move out information

Below is a list of the items that must be attended to by you prior to your lease expiration date. Failure to complete all of the items on the list could result in charges being levied against you.

1. _____ Call Xcel energy for disconnection of utilities as of the last day of your lease _____.
If you move out prior to your lease end date, utilities needs to be left in your name until the end of your lease.
2. _____ Wash all wood and vinyl floors. (Hardwood floors: sweep floors first, then wash using damp rag/mop and water ONLY. DO NOT wax or use any wood floor cleaner
3. _____ Vacuum carpets.
4. _____ Wash/dust windows and window sills. Window screens must be in place.
5. _____ Clean walls and wood work. Make sure there are no cobwebs.
6. _____ Wash light fixtures and ceiling fans
7. _____ Clean out and wash all cupboards, drawers and shelves.
8. _____ Clean and defrost refrigerator. Do not chop ice, as this can ruin the refrigerator and you will be responsible for replacement of the refrigerator. **Do NOT unplug or turn off this appliance.** Clean the sides and top of the refrigerator. Clean the floor under and around the refrigerator.
9. _____ Clean the range. The oven inside needs to be cleaned along with the oven racks. The top of the stove and under the drip pans needs to be cleaned. The top of the stove usually lifts up from the front for cleaning underneath. Drip pans need to be replaced (not just washed). I am happy to purchase (cost deducted from security deposit) and install them for you, or you may take care of this yourself. Make sure you purchase the same kind/color as currently installed. Clean the hood fan and replace the fan filter. Clean the sides of the range. Clean the floor under and around the range.
10. _____ Clean bathroom sink, tub, shower, toilet, vanity, walls and floors. Clean out and wash all drawers.
11. _____ Any candle burning that leaves soot marks will require cleaning and painting. You are responsible for cleaning and will need to notify us so we can arrange to have the painting done. You will be responsible for painting costs associated with the clean up from burning candles.
12. _____ Remove items from washer and dryer. Wipe down surfaces of washer and dryer. Clean lint screen on dryer.
13. _____ Dust all mini-blinds. If they are broken, contact the Landlord for replacement. Damage to mini blinds will be your responsibility.
14. _____ Storage and basement areas must be cleaned out and swept clean.
15. _____ All fire extinguishers and smoke detectors must be in good working order and fully charged. Notify us if either needs to be replaced.
16. _____ Replace all burned out or missing light bulbs.
17. _____ Pick up any litter and garbage around the property. This includes cigarette butts. Sweep porches, walkways and steps.
18. _____ All garbage must be bagged in sturdy garbage bags, tied shut and placed in the containers. It is the tenants' responsibility to dispose of items such as chairs, sofas, mattresses, tables etc. Do not leave these items by the street/alley. You will be charged for extra garbage/over size items. Do not leave garbage or items in small store bags (i.e. Walmart) by the garbage.
19. _____ Damages should be listed in writing and brought to the attention of the Landlord prior to your vacating the premises. If persons responsible for any damage are not identified, charges will be assessed equally to all persons listed on the lease agreement. This also pertains to cleaning not completed.
20. _____ All keys and duplicates must be returned to the Landlord along with your forwarding address.
21. _____ Any other damages and cleaning that you fail to do will be charged out at \$35.00 per hour, plus materials.

I have read and understand all of the above cleaning and maintenance items and agree to all.

Tenant: _____ Date: _____ Tenant: _____ Date: _____

Tenant: _____ Date: _____ Tenant: _____ Date: _____