

<u>Lease Date</u>	<u>Lease Term</u>	<u>Monthly Rent</u>	
00/00/00	From 3 PM to 11 AM on 00/00/00 to 00/00/00	\$00.00 = \$00.00 Total Rent If received by the 1st day of the month, if received after that day, the rent due shall increase by \$50.00 for that month.	Unit Number: Security Deposit: \$00.00 = \$00.00 total Paid by:

0 Surface Parking Space(s) is requested with unit, Lessor/manager shall determine location: **_____**

RESIDENTIAL LEASE

Parties Premises Term Rent	It is mutually agreed by and between Armstrong Investments, LLC Lessor, and TENANT NAME HERE severally, that Lessor does hereby lease to Lessee the following described premises in the State of Wisconsin ADDRESS for the term and rent described above. First months rent is due and payable on the first day of RENT , and the entire monthly rent shall be paid on the first day of each month thereafter. If this is a month-to-month lease or if by operation of the terms hereof a month-to-month tenancy is created hereunder, Lessee agrees not to vacate the premises during the months of November, December, January and February; if Lessee vacates in violation hereof, Lessee shall pay for any rent loss, costs of re-renting and utility costs during those months.
Residents	There shall be no more than 0 adults and 0 children living in the premises during Lessee's tenancy, \$ 200.00 / month additional rent per extra person or per animal.
Place of Payment	Payments hereunder are to be made at 9102 W. Dixon Street, Ste. 100, Milwaukee, Wisconsin 53214 Lessor's business address, or such other place as Lessor shall designate in writing. All notices and papers for Lessor shall be sent to Armstrong Investments, LLC at the same address.
Heat & Utilities	Lessor is to furnish heat at his/her expense. If Lessee is responsible for furnishing heat, Lessee agrees to maintain a reasonable amount of heat in cold weather to prevent damage to water pipes, etc. Should any damage occur because of Lessee's failure hereunder, Lessee shall be held responsible for damage. Lessees are responsible for their own electric and water bill; Lessee shall pay municipal sewer, water, and service charges, which may be separately metered, if not, they shall be prorated by the number of units in the building. Municipal charges shall be considered as rent.
Renewal And Shortened Term	The renewal of this lease is not automatic and tenancy beyond the term hereof shall be on a month-to-month basis under the terms and conditions of this lease. The term of this lease may be shortened in the event the premises are sold if the new owner provides Lessee at least 60 days notice of termination of tenancy. Under any circumstances Lessee must give and Lessor must receive WRITTEN notice of termination of tenancy AT LEAST 60 DAYS prior to the last day of Lessee's final month of tenancy or this lease shall continue as a month-to-month tenancy. The day of delivery of notice to Lessor shall be counted as part of the notice period. WRITTEN notice must be SIGNED by all parties on the Residential Lease Agreement. E-mail does not constitute notice.
Security Deposit	Lessee agrees that the security deposit in the amount set forth above shall be held by Lessor and may be commingled with Lessor's operating funds: Lessee waives interest on security deposit and on any pre-paid rent. THE SECURITY DEPOSIT IS NOT RENT and Lessee may not use it as rent, but is a deposit which will be returned to Lessee after he/she vacates premises and returns all keys to Lessor; premises must be left in clean condition and ready for the next occupant. By "clean condition and ready for the next occupant" is meant clean and the better of: (1) the condition of the premises when turned over to Lessee, or (2) the condition of the premises following the completion of any work performed by either party to improve the premises (normal wear and tear accepted). Lessee agrees to the assignment of security deposit to new Owner in the event of the sale of the property. All sums due under the lease may be set off against security deposit.
Lessee has Examined Premises	Lessee has examined and knows the condition of the premises and has received the same in good order and repair except as otherwise noted and endorsed by both parties on the reverse hereof and no representations as to the condition or state of repair have been made by Lessor except as noted and endorsed by both parties on the reverse hereof. Lessee shall have seven (7) days after the beginning of occupancy to inspect the premises and advise Lessor of any other damages which existed prior to his occupancy. Lessee may request in writing a list of physical damages or defects charged to the previous tenant's security deposit.
Lessee's Property	Lessee is responsible for insuring his personal property and expressly waives any claim against Lessor for loss or damage thereto by reason of fire, theft, act of God or other cause (other than Lessor's conscious act or active negligence).
Lessee's Duties	Lessee agrees to assume the following duties: (1) to notify Lessor (not a tradesman working for Lessor) of needed repairs and to do so in writing, except for emergencies; (2) To allow Lessor / service personnel to enter premises at reasonable time or reasonable times on reasonable notice to inspect, repair, improve, show, or comply with applicable laws or regulations. Lessor may enter without notice at reasonable times upon consent or request of Lessee including a request of Lessee for maintenance services or when a health, safety or repair emergency exists; (3) To use the premises only for lawful residential purposes; (4) To obey all lawful orders, rules and regulations of all government authorities; (5) To leave all alterations or improvements to the premises for Lessor's benefit; (6) Not to assign this lease or sublet premises without prior written consent of Lessor; (7) To obey and abide by the Rules and Regulations printed on the reverse side hereof and the Non Standard Rental Provisions which are part of this lease as though fully set forth herein.
Termination	After Lessee leaves the premises, he shall be liable for the premises as though still in possession for all damages thereto until he has delivered all the keys to Lessor. The burden of proof of delivery of such keys is on Lessee.
Breach of Lease	In the event Lessee violates any of the terms of this lease, Lessor may serve the statutory five or 14 day notices as though Lessee's tenancy was a tenancy for one year or less. In the event Lessee is evicted for failure to abide by the terms of this lease, or otherwise leaves the subject premises prior to the expiration of this lease, Lessee shall remain liable for all rental loss through the end of this lease as well as advertising, utility, and all re-

RULES AND REGULATIONS

Lessee, for himself and his social and business guests, agrees to abide by the following rules and regulations, which are part of the lease printed on the reverse hereof.

1. **Painting and Decorating:** Lessor must approve all painting (including colors) IN ADVANCE.
 - A. Natural woodwork will not be painted under any circumstance: paint drips and splatter will be removed immediately and completely.
 - B. Latex flat paint will be used on walls and ceiling in all rooms except bath and kitchen; enamel or latex semi-gloss will be used on painted woodwork everywhere and on walls and ceilings in bath and kitchen.
 - C. Under no circumstance will Lessor provide painting equipment (brushes, rollers, pans, ladder, etc.). These tools shall be provided by the Lessee.
 - D. Lessee shall not post signs or placards without Lessor's permission.

2. **Maintenance – Yard – Halls – Etc. and General Rules.**
 - A. Under Wisconsin law, tenants are responsible for minor repairs and for any repairs necessitated by their negligent actions, including but not limited to, broken windows and screens, damaged fixtures and appliances.
 - B. Lessee is responsible for keeping the yards neat, clean and trimmed and for keeping sidewalks free of ice and snow. Lessee is also responsible for keeping common hallways clean and tidy. If garbage carts are provided, 1st floor tenant shall be responsible for moving carts to and from pick-up points required by city ordinance.
 - C. Lessee shall keep premises in a clean and tenantable condition at all times.
 - D. Lessee will save heat and avoid dust during heating months if furnace filters are regularly replaced; this is Lessee's responsibility.
 - E. **Pets.** Lessor must approve all pets in writing. If at any time Lessor for any reason whatever feels any pet to be objectionable or improper, Lessor shall have the right to require Lessee to remove pet from the premises and the Lessee shall continue to be responsible for all rent under the lease. Pets shall be kept away from maintenance, repair, and management personnel.
 - F. **Property left on premises.** Any property Lessee leaves on premises after vacating may be considered to be abandoned and may be disposed of by Lessor.
 - G. **Locks, Keys, Entry.** Locks will not be changed or added without Lessor's permission. Lessor is to be given a copy of new lock key and Lessee authorizes Lessor to enter premises in an emergency. If damage results to the premises because Lessor was not provided a key to new or added locks, Lessee agrees to pay for repair of said damages.
 - H. Lessee shall not disturb the neighbors or other Lessee's. LESSEE, LESSEE'S OCCUPANTS, GUESTS AND INVITEES SHALL NOT BECOME INTOXICATED, DISORDERLY, HARASS OR SOLICIT RESIDENTS, THEIR GUESTS, OR OTHERS, CREATE OR CAUSE ANY ODORS OR CREATE OR PERMIT ANY UNNECESSARY, UNREASONABLE OR IMPROPER NOISE OR DISTURBANCE IN OR ABOUT THE PREMISES OR THE BUILDING OF WHICH THE PREMISES ARE A PART, INCLUDING, AND NOT BY WAY OF LIMITATION, THE OPERATION OF A RADIO OR TELEVISION SET OR PLAYING OF A MUSICAL INSTRUMENT OR SINGING IN A MANNER OR AT TIMES WHICH MIGHT BE OBJECTIONABLE TO OTHER TENANTS.
 - I. Lessee shall notify Lessor if Lessee leaves the premises for a period in excess of seven days and shall leave a lighted lamp in a window, which shall be visible from the street during any absence in excess of 48 hours.
 - J. **Appliances.** If Lessor provides appliances, they are provided for Lessee's convenience only and shall not be considered part of the premises for rental purposes. Lessee shall clean appliances inside and outside thoroughly and defrost refrigerator at the time of departure from premise. If provided by Lessor, appliances may be removed upon a 12-hour notice.
 - K. Lessee shall not keep waterbeds on premises.
 - L. Lessee shall do nothing which increases the risk of fire or explosion or which will affect the validity of the Standard Fire Insurance Policy of the State of Wisconsin.
 - M. Lessee shall supply light bulbs, fluorescent tubes and fuses used for their premises. Maximum of 15 amps. Fuses shall be used in apartment circuits and maximum of 25 amps. Fuses shall be used in electrical main circuits.
 - N. Lessee is responsible for informing Lessor in writing, within 3 days of any smoke detector malfunction, including the need for a new battery.

Notice: You may obtain information about the sex offender registry and person registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at www.widocoffenders.org or by phone at 877-234-0085.

Identified, discussed and negotiated on _____ (Date)

LESSOR

LESSEE(S)

(SEAL)
David Armstrong, Armstrong Investments, LLC
9102 W. Dixon Street, Ste. 100, Milwaukee, WI
(414) 259-8103 or Fax (414) 259-8105

X _____ (SEAL)
Tenant Name Here
X _____ (SEAL)
X _____ (SEAL)

NON-STANDARD RENTAL PROVISIONS

As part of the rental agreement (composed of the Rental Application, the Residential Lease with the Rules and Regulations and such other supplementary documents as the parties executed) the undersigned tenant(s) agree to the following charges and costs, which may be assessed against the security deposit:

1. The amount of rent due shall increase by \$50.00 for that month if full rent is not **RECEIVED** on or before the 1st day of the month.
2. \$200 per month additional rent per unauthorized extra person or animal.
3. \$20 fee for each non-sufficient funds or stopped payment check dishonored by tenant's bank. (Plus additional rent if applicable)
4. \$50 if all keys including mail key are not delivered to Lessor upon Lessee's vacating.
5. \$50 for each garage door opener not delivered to Lessor upon Lessee's vacating.
6. All costs and lost rent in the event Lessee departs and either party re-rents the premises prior to the agreed lease end date (or any extension thereof) including, but not limited to advertising, signage, Lessor's labor costs and rental commissions.
7. \$10 if Lessor or manager unlocks Lessee's unit because of lost, misplaced or forgotten keys.
8. \$30 for cleaning each of Lessor's appliances left dirty by Lessee.
9. \$45 per room for carpet cleaning if Lessee has failed to have stained and/or soiled carpets **professionally cleaned** upon vacating by a firm approved by Lessor, normally with truck mounted carpet-cleaning unit.
10. \$15 per hour for cleaning of vacated premises beyond one hour.
11. \$15.00 per hour plus materials cost may be charged Lessee to repair and/or repaint marked, improperly painted or damaged surfaces in apartment if Lessee resided in unit less than 13 months, one half of the labor and materials cost if tenant resided in unit more than 13 months but less than 25 months.
12. Lost rent up to one month of rent in the event Lessee has a pet and premises are not re-rented without rental loss despite Lessor's normal rental efforts or if Lessee refuses to allow entry of premises during normal showing hours after having been given reasonable advance notice.
13. The request for maintenance work by tenant constitutes permission for management/maintenance personnel to enter premises at reasonable times to perform the repairs.
14. Personal property left on premises upon tenant vacating shall be charged actual and reasonable cost or value of removal and storage.
15. \$50.00 if Lessor or manager must meet with utility personnel to activate or deactivate Lessee's service.
16. The above charges and late charges shall be treated as rent.

I understand that if I fail to properly clean/repair my apartment upon departure I will be charged the above charges (or higher actual costs of repair if applicable).

I understand that if this is a subtenancy, (i.e., replacing a current tenant,) subtenant agrees to assume any unsatisfied security deposit liabilities, which have accrued since the inception of the original lease.

I am aware I have 7 days after occupancy to notify Lessor in writing of any damage or needed repairs which existed prior to occupancy and may request in writing a list of physical damages or defects if any, charged to the previous tenant's security deposit.

Identified, discussed and negotiated on _____ (Date)

Tenant(s) _____ Lessee
Tenant Name Here
_____ Lessee
_____ Lessee

NUMBERS YOU MAY WISH TO USE:

<i>WE Energies:</i>	<i>800-242-7777</i>
<i>Time Warner Cable – J.B. Strok:</i>	<i>414-687-9388</i>
<i>State Farm Insurance – Tom Poelzer:</i>	<i>414-258-2558 ***Don't Forget Renters Insurance***</i>

PARKING RULES & REGULATIONS ADDENDUM

RESIDENT NAME:	RESIDENT ADDRESS:
VEHICLE MAKE:	SPACE #:
VEHICLE MODEL:	PARKING PERMIT STICKER #:
VEHICLE COLOR:	REMOTE DEPOSIT PAID:
VEHICLE YEAR:	TOTAL MONTHLY RENT TO BE PAID:
VEHICLE LICENSE PLATE NUMBER#:	NOTES:
DRIVERS LICENSE NUMBER:	

- The Parking Rules and Regulations shall be construed as an Addendum to Lease or any Rental Agreement already in effect, and shall become a part of said Lease hereto forth.
1. Parking on private property is a privilege and privileges can be denied if the Parking Rules and Regulations are violated either by the Lessee or the Lessee's guests.
 2. All vehicles will be issued a parking sticker, which **must** be displayed in the left rear window of the vehicle within 24 hours of receipt or such other location as Lessor designates. There will be a \$35.00 FEE for all parking permit stickers that are not returned, lost, stolen or damaged.
 3. **Speed Limit on the property whether entering or exiting the property is 5 MPH at all times.**
 4. The Underground Garage Parking Areas are for the Lessee's sole use and **NOT** for Lessee's guests and/or visitors.
 5. Vehicle maintenance shall not be performed on the surface parking or garage parking areas including, but not limited to, changing oil or other fluids.
 6. **To enter the parking garage:** Please wait until your vehicle is in front of the garage door to push the remote to open the parking garage door. Once the garage door is completely open you have 15 seconds in which to enter the garage parking facility before the garage door starts to close. This is plenty of time to enter the parking garage. **DO NOT ENTER THE PARKING GARAGE ON SOMEONE ELSE'S TIME OR DIRECTLY BEHIND SOMEONE WHO IS ENTERING THE GARAGE. WAIT UNTIL THE GARAGE DOOR HAS COMPLETELY CLOSED AND THEN PRESS THE REMOTE FOR YOUR OWN ENTRY.**
 7. **NOTE: Pushing the garage remote button while the garage door is coming down will not cause the garage door to reverse, rather it will simply stop the door. Do not assume by pushing the button a second time that you will cause the door to go back up or delay its descent.**
 8. Entering and exiting the garage facility safely is the sole responsibility of the Lessee.
 9. Vehicles parked on the property must be in **GOOD RUNNING CONDITION** and be able to move the vehicle immediately if necessary. Vehicles shall not have flat tires or be an eyesore, which shall be determined at the sole discretion of Lessor. They must also be maintained so as not to leak gas, oil, power steering fluid, coolant, brake fluid, gear oil, etc.
 10. All resident vehicles must be registered with the Rental Office as being assigned to the Lessee, including any temporary changes, i.e. rentals, etc.
 11. During snowfalls requiring snow removal by a plowing service or during times of maintenance or repairs, Lessee must move Lessee's vehicle so plowing, maintenance or repairs can take place in an unimpeded fashion, Lessor shall be allowed to have Lessee's vehicle moved/towed at Lessee's expense to allow for said plowing, maintenance or repairs to take place.
 12. **The Dixon Street Driveway is a 2 Hour Parking Zone Only.**
 13. **All** vehicles must have current registration in accordance with state requirements.
 14. Lessee and/or lessee(s) guests shall not park their vehicles in reserved parking spaces, such as Handicapped Parking (unless they have a handicap parking permit, which is displayed in plain sight, and a copy of the permit must be given to the Rental Office), Fire Lanes, Rental Office Guest/Visitor Parking, or utilize more than one parking space for one vehicle, unless Lessor grants permission to the contrary in writing.
 15. **Residents who have Garage Parking are requested to park their vehicles in the Garage facilities and not on the Surface Parking Lot in order to accommodate those who do not have garage parking.**
 16. **All** commercial vehicles must park on the Surface Parking Areas and in the East Parking Lot behind the Rental Office unless Lessor has granted permission in writing to the contrary. Commercial vehicles shall not utilize more than one parking space. If a commercial or private vehicle is larger than one parking space, permission and parking permit information to park vehicle on city streets must be obtained from the City of Milwaukee.
 17. Lessor reserves the right to assign or reassign garage parking spaces, as it deems necessary.
 18. Vehicles shall be parked forward into the Underground Garage Parking Spaces unless Lessor has granted permission to the contrary. **Do not** back your vehicles into the garage facility.
 19. Lessee is not permitted to park any other vehicle such as motorcycles or bicycles or place any other items in their parking space(s), without Lessor's prior written consent.
 20. **ABSOLUTELY NOTHING**, except the vehicle assigned is be parked or stored in the garage facility or surface parking areas. These areas must be kept free from trash, boxes, maintenance supplies, shelves, and personal items etc. Lessee is not permitted to store or hang any items from the pipes or walls of the garage facility.
 21. **We do not warrant that the parking garage areas are secure. Please take care to remove all valuables from your vehicles. It is the responsibility of the Lessee to have their vehicles insured.**
 22. Lessee acknowledges that vehicles parked in violation of the above Parking Rules and Regulations may be ticketed and/or towed away as a matter of course and further parking privileges may be revoked at the sole discretion of the Lessor. Any violation of any of the foregoing Parking Rules and Regulations shall also constitute a breach of Lease.

I have read and understand the above instructions and take full responsibility for any damages to my vehicle and/or the garage door caused by failure to adhere to these rules, regulations and procedures. Identified, discussed and negotiated on _____ (Date)

Tenant(s) _____ Lessee
 Tenant Name Here _____ Lessee
 _____ Lessee

Disclosure Of Information On Lead-Based Paint and/or Lead-Based Paint Hazards

This addendum made part of lease/rental agreement dated: _____

Property Address: _____

Landlord: Armstrong Investments, LLC. / Agent: _____

Tenant (s): _____

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 (Landlords) must disclose the presence of 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 Disclosures (Check (1) or (2) below):

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

(2) Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

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

(1) Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint hazards in the housing (list documents below):

(2) Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
Tenant's Acknowledgment

Tenant's Acknowledgment

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

Agent's Acknowledgment

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

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Landlord _____ Date _____

Tenant _____ Date _____
Tenant Name Here

Tenant _____ Date _____