2 Revised: 9/23 
 
Tenant which signs a lease on the same terms and conditions as the one being terminated.

3 Revised: 9/23 
 
prohibited from contracting access to the premises through rental sites like Airbnb. Violation of this policy is a material breach of the lease and may subject 
Tenant to eviction in accordance with the terms of this Lease and all applicable Wisconsin laws. Violations of this policy may result in fines assessed to the 
Tenant of up to $1000 per day of violation. 
 
3.12 Written consent needed for altering or decorating. Tenant shall not alter or decorate said premises in manners including, but not limited to, painting and 
wallpapering. If Tenant alters the premises, the cost of removal and repair shall be at the expense of Tenant. 
 
3.13 Tenant liable for damage by fastening to Leased Premises -- nothing to be attached to exterior. Tenant shall not 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, or allow same to be done without prior written 
consent of Landlord. Tenant shall not hang any adhesive light strips in the premises. Tenant may use regular picture hangers when hanging pictures on walls 
only if the holes are patched prior to termination of the Lease. In any case Tenant agrees to be responsible for any damage done and will pay for same. 
GUMMED OR ADHESIVE HANGERS ARE NOT TO BE USED. Nothing whatsoever shall be attached or affixed to the exterior of said premises, whether 
permanent or otherwise, without prior written consent of Landlord. Landlord is hereby authorized to remove, at the expense of Tenant, anything so attached or 
affixed without said written consent. 
 
3.14 Tenant's interference or tampering with building apparatus/controls prohibited. Tenant shall not meddle with or interfere in any way with any pa2(nt)9ena9the

4 Revised: 9/23 
 
8. MISCELLANEOUS PROVISIONS. 
8.1 Loss or Damage. Owner, Landlord, and Agent shall not be liable for any loss or damage not caused by Agent or Landlord’s negligence which Tenant may 
sustain from: (a) Theft or burglary in or about the premises; (b) Delay or interruption in any service; (c) Fire, water, rain, frost, snow, gas or odors or fumes from 
any source whatsoever and from injury or damage caused by leaking or bursting of pipes or failure or backing up of sewer drains and pipes; (d) Any injury to 
any person or damage to any property; (e) Failure to keep said premises and appliances and equipment therein in good repair. 
 
8.2 Security. Any security devices or services provided by Landlord or others either directly to the Leased Premises or for the rental complex of which the Leased 
Premises are a part are provided strictly at option of Landlord and Owner, Landlord, and Agent shall not be responsible for any losses to Tenant which may 
result in any way due to a breakdown or a discontinuance of said system, or a failure to repair the same. No contract for, or obligation to provide, a security 
service is created by this Leae

5 Revised: 9/23 
 
Tenant(s) represents that all furnishings and personal property to be stored, permanently or temporarily, on the premises by Tenant are, and will be, 
to the best of Tenant’s knowledge free of bedbugs. 
 
Tenant(s) hereby agree to adhere to the list of responsibilities set forth below for the duration of the tenancy: 
 
Source of Infestation. Tenant shall not knowingly or negligently be the source of an infestation of the premises. Tenant may be deemed by Landlord to be 
negligent in this regard if Tenant fails to take reasonable steps under the circumstances to confirm the absence of bedbugs in furniture, clothing, luggage, 
shoes, and other personal belongings before bringing them to the premises. In addition, Tenant shall inspect beds, bedding and upholstered furniture for signs 
of bedbug infestation within twenty-four (24) hours of a guest visit. 
Duty to Report. Tenant is required to report any insects identified within the premises immediately to Landlord, whether or not Tenant is able to identify the 
insect as a bedbug or as another type of insect. Even a few bedbugs can multiply rapidly to create a major infestation that can spread to other units. Landlord 
will schedule an inspection within 24 hours of Tenant making the report and will then be given access to the Leased Premises for inspection. 
Mandatory Cooperation. Tenant shall cooperate with all pest control efforts undertaken by the Landlord, whether or not Tenant agrees that bedbugs are 
present in Tenant’s apartment or such efforts are purely preventive in nature. If the Leased Premises or a neighbor’s unit is infested, a pest management 
professional will be called in to inspect and eradicate the problem in all affected units. 
Bed Bug Treatment. If the Landlord reasonably determines that bedbugs are present in Tenant’s apartment or that preventive treatments are necessary to 
control bedbug infestations in other apartments, Tenant agrees to complete the treatment preparation sheet that will be provided in the event of an infestation. 
In addition, Tenant must comply with recommendations and requests from the pest management professional prior to treatment, which include but are not 
limited to: 
a. Place all bedding, drapes, curtains and small rugs in plastic bags for transport to laundry or dry cleaners. 
b. Heavily infested mattresses are not salvageable and will be sealed in plastic and disposed of properly. Call Landlord for removal and disposal. Empty 
dressers, night stands and closets. Remove all items from floors and bag all clothing, shoes, boxes, toys, etc. Bag and tightly seal washable separately 
from non-washable items. Used plastic bags must be disposed of properly. 
c. Wash all machine-washable bedding, drapes, and clothing, etc. on the hottest water temperature and dry on the highest heat setting. Items that cannot 
be washed must be taken to a dry cleaner who MUST be informed of the issue. You must safely discard ALL items that cannot be decontaminated. 
d. Move furniture toward the center of the room (12-16 inches away from the walls) so that pest management professionals can easily treat carpet edges 
where bedbugs congregate, as well as walls and furniture surfaces. 
Property Insurance. Tenant acknowledges that the Landlord is not liable, except as a result of its negligence, for any loss of personal property belonging to the 
Tenant, as a result of an infestation of bedbugs or Tenant’s compliance with Tenant’s duties or obligations. Tenant understands that Tenant may obtain 
personal property insurance to cover such losses to the extent that Tenant deems such coverage necessary or appropriate. 
Default. Any default of the Lease by Tenant shall entitle Landlord to pursue all rights and remedies available under this agreement, the Lease, or applicable law 
including, but not limited to, taking action to terminate the Tenant’s right to possession of the premises. The following will be considered material non-compliance of the Lease: 
a. Any misrepresentation by the Tenant in this Lease. 
b. Failure to immediately notify the Landlord of the presence of bedbugs. 
c. Refusal to allow the Landlord to inspect the premises. 
d. Refusal to execute the treatment preparation sheet. 
e. Failure to adequately prepare for treatment in the reasonable discretion of the pest control professional. 
f. Any action by Tenant that prevents effective pest control treatment of the premises. 
 
9. DEFAULT 
If Tenant breaches any terms and conditions of the Lease or fails to pay any installment of rent or other charges when due, Landlord may give Tenant written 
notice of the default, served upon requiring Tenant to cure the default or pay the rent or other charges due or vacate the premises on or before a date at least 
five (5) days after the service of the notice and, if Tenant fails to comply with the notice, Landlord may institute action to evict Tenant from the Leased Premises 
without limiting the liability of Tenant for the rent or other charges due or to become due under this Lease. If Tenant receives a notice to cure a non-rent default 
and informs the Landlord within five (5) of the reasonable steps taken to cure the non-rent default, Tenant may be deemed to be curing the breach. 
 
No receipt of money by Landlord from Tenant after the termination of this Lease or after the service of any notice or after the commencement of any suit, or 
after final judgment for possession of the premises, will reinstate, continue or extend the term of this Lease or affect or constitute a waiver of Landlord's rights 
pursuant to any notice, demand or suit. 
 
All rights and remedies of Landlord will be cumulative, and none will exclude any other right or remedy allowed by law or equity, and all rights and remedies 
may be exercised and enforced concurrently and whenever and as often as the occasion therefore arises. The failure or forbearance on the part of Landlord to 
enforce any of its rights or remedies in connection with any default will not be deemed a waiver of the default, nor a consent to any continuation thereof, nor a 
waiver of the same default at any subsequent date. Any action taken by Landlord under the provisions of this Lease, or to enforce the provisions of this Lease, 
or to declare a termination of Tenant's interest under this Lease, or to repossess f the Leased Premises, will not release or relieve Tenant from its continuing 
obligations hereunder, including Tenant's continuing obligation to make all payments required under this Lease. 
 
10. LIENS OR SALES. Landlord may encumber the Leased Premises and/or the apartment community by mortgage(s) and/or deed(s) of trust and any such 
mortgage(s) or deed(s) of trust so given shall be a lien on the land and buildings superior to the rights of the Tenant herein. Foreclosure of any mortgage or sale 
under a deed of trust shall not constitute constructive eviction of Tenant and Tenant agree(s) to attorn to the purchaser at such foreclosure or sale as if this 
Lease was by and between Tenant, as Tenant, and such purchaser as Landlord. Any sale of the apartment community or any part thereof shall not affect this 
Lease or any of the obligations of Tenant hereunder, but upon such sale Landlord shall be released from all obligations hereunder and shall look solely to the 
new owner of the apartment community for the performance of the duties of Landlord hereunder from and after the date of such sale. 
 
11. DEFINITION OF Owner, Landlord, Agent, AND Tenant. The terms “Owner”, "Landlord", “Agent” and "Tenant" when used herein shall be taken to mean either 
singular or plural, masculine or feminine, or as the case may be, and the provisions of this Lease shall bind the parties, their heirs, personal representatives, 
successors, assigns, occupants, guests, and invitees. Notwithstanding the provisions of the preceding sentence, if Owner, Landlord, or Agent transfers its 
interest in the premises or to this Lease, the party shall be relieved of any and all obligations and liabilities accruing from and after the date of such transfer. 
 
Additional Provisions 
 
1. TENANT MAY NOT DUPLICATE ANY KEYS. ALL ADDITIONAL KEYS MUST BE OBTAINED FROM AGENT. Tenant shall not change or add any locks or 
provide keys/key fobs to non-apartment occupants. In the event Tenant fails to return ALL keys, key fobs, and pass/key cards obtained from Agent within 24 
hours after surrendering the premises, ALL costs of re-keying or replacing said locks shall be paid by Tenant upon billing. All keys, upon surrendering the 
premises, must be returned in person to the Landlord or Agent. Failure to return keys in this manner may result in additional billing, including but not limited to 
an improper checkout fee and rental charges.

6 Revised: 9/23 
 
e. Allow water to run except when in actual use. 
 
4. The following items are strictly prohibited in the Leased Premises: 
a. Grills of any kind; 
b. Weights or heavy exercise equipment; 
c. Waterbeds or other water furniture; or 
d. Natural Christmas trees. 
 
5. All provisions, groceries, furniture, sleds, strollers, bicycles, boxes or other similar articles shall be taken in or removed through the doors of the building, and all 
damage to the building caused by the moving or carrying of articles shall be paid by the Tenant. Riding of bicycles, tricycles, skateboards, etc. inside the 
building is not permitted. Nor shall any of said items be permitted to be stored in halls, landings, or in basements. Tenant shall not obstruct entrances, stairs, 
exits, elevators, driveways, walks, fire escapes or other public areas. Items that are not permitted to be stored inside apartment buildings include hoverboards, 
electric and gas-powered scooters, or other transportation devices with rechargeable batteries. 
 
6. Tenant will pay for the cost to replace all damaged