



ADDENDUM "A"

- 1) RENT: Is due on or before the fifth (5th) of each month. PLEASE call if you cannot pay your rent on time; arrangements can perhaps be made, but nothing can be done if you do not at least contact us.
- 2) RENT CREDIT: During 2010, the security deposit will earn simple interest at the rate of .46% per year. For example, a \$500 security deposit will earn a rent credit of \$2.30 ($\$500 \times .0046 = \2.30). The rent credit will be distributed to the tenant within 21 days of the surrender of the premises.
- 3) Tenant(s) is/are required to pay all rent monies to the office address of the Landlord (United Property Management, 516 East Washington Avenue, Suite 1, Madison, WI 53703), by form of personal check, money order, bank check and/or postal money order(s). Cash is acceptable, but it MUST be paid in person (not through the mail) during business hours and tenant(s) is strongly encouraged to make sure that she/he does not leave the office without a receipt of such payment.
- 4) If rent is not received by the tenth (10th) of the month in which it is due, a penalty may be imposed of \$2 per day, retroactive to the first of the month. Also, one twelfth (1/12th) of the 5% annual interest (or whatever happens to be the amount decreed by the City as per their website posting) on security deposits required in the City of Madison may be deducted for any month that is received late.
- 5) If rent is not received by the fifteenth (15th) of the month in which it is due, Landlord may, at Landlord's discretion, start the first phase of eviction proceedings if Tenant(s) have made no contact with Landlord or any attempt in which to pay or set up a payment arrangement in which to stay current with rental payments.
- 6) Tenant(s) agrees/agree to the following conditions regarding Personal Checks and/or Bank drawn Cashier's Checks in the event that a check is returned to us by the bank for any reason:
 - 7) For any check that is returned to us, Tenant(s) must now pay for that check with cash or money order.
 - 8) A \$30 NSF (non-sufficient funds) fee will be assessed (to cover costs assessed to us by our bank) and MUST be paid at that time when the check is covered.
 - 9) If a check is returned after the rent due date specified in the lease, the rent payment will be considered delinquent, and if the date is after the tenth (10th) of the month in which the rental payment is due, Tenant(s) shall then also be responsible for any/all penalties agreed to herein.
- 10) If Tenant(s) produces/produce more than one (1) NSF check during a leasing period, the tenant(s) shall no longer be allowed to pay for his/her rent with a check. If Tenant(s) continues/continue to send checks to cover rent even after they have been notified that this is no longer an acceptable means of payment to Landlord, Landlord may return said check(s) uncashed and consider the account delinquent.
- 11) If Tenant(s) does/do not voluntarily pay extra fees/charges/penalties/etc. owed to Landlord as set forth in this Addendum, Landlord reserves the right to deduct these fees from the security deposit or turn over an/any amount in excess of deposit for collection by an attorney or agency. Tenant(s) may be responsible for any costs incurred by Landlord as a result of turning a delinquent account over for collection.
- 12) RENTERS INSURANCE: Tenant(s) is/are strongly urged to procure adequate insurance to protect themselves in a legal respect and/or their personal possessions as Landlord's insurance does not cover personal possessions of Tenant(s) and/or any/all guest(s) of the Tenant(s) AND Landlord is not legally and financially responsible for replacement of personal property of Tenant(s) and/or any/all guest(s) of Tenant(s). Tenant(s) and/or any/all guest(s) of Tenant(s) are at their own risk should they decide not to invest in insurance. By signing of this Addendum, Tenant(s) acknowledges/acknowledge and accept the risk of legal action being taken against them on behalf of the Landlord and/or the Landlord's insurance company for any/all damages to the Property that are not covered under Renter's Insurance or due to the Tenant(s) not obtaining Renter's Insurance.
- 13) Any person of legal age who resides in rental unit MUST be a signed party to lease. Tenant(s) may NOT add new person(s) without prior Landlord approval. If additional tenant(s) are approved, Landlord reserves the right to adjust the rental rate and possibly require a new rental contract be signed by all parties, replacing existing Tenant's lease and making the original null and void.
- 14) GUESTS: This clause replaces, in part, the Guest provision of the residential rental contract (lease) in the section which reads, "...remain for more than two weeks without written consent of the Landlord, which consent will not be unreasonably withheld." This portion of the clause is hereby amended to read as follows: "remain for more than five (5) days without the prior written consent of the Landlord. No one same Guest may at any time during the lease period be allowed to stay for more than ten (10) days without prior written consent of the Landlord. IF a Guest should happen to breach this clause, Landlord

57 may assume that Guest is no longer acting in a Guest capacity, but that in which may be construed to
58 be an unsigned Tenant. In such event, Landlord shall contact Tenant(s) regarding this matter and
59 Guest has the option to vacate said premises or Landlord may evict for breach of contract or Landlord
60 may offer Guest to stay on in a Tenant capacity, wherein a new lease may be required. Landlord shall
61 not be unreasonable with requests, but length of time allotted to Guest is purely at Landlord's
62 discretion."

- 63 15) Tenant(s) agrees/agree to allow access to Landlord or Landlord's agent for the purpose of showing the
64 property and/or inspections, providing Landlord provides Tenant(s) with twelve (12) hours notice (24
65 hours notice for City of Madison residents). It is understood that a request for maintenance by Tenant
66 gives Landlord permission to enter the premises to complete the repairs. In the event of a maintenance
67 emergency, no prior notice need be given if the emergency is of such importance as it may cause
68 damage to the building and/or harm to other tenants.
- 69 16) Tenant(s) is/are required to maintain a reasonable noise level at all times of the day and night so as not
70 to disturb or disrupt neighbors in other units or homes on other properties in close proximity of said unit.
71 Tenant(s) is/are responsible for the conduct of any/all guests. Police summons or possible legal action
72 could result from noise violations and any/all tickets are the responsibility of the tenant(s).
- 73 17) Smoking inside Property is NOT permitted, however Tenants may smoke outdoors or on deck.
74 Landlord asks that if Tenants and/or their guest(s) smoke outdoors that they please do not toss
75 cigarette butts on lawn, sidewalk, driveway, etc. ALSO, should damage to the Property occur directly
76 resulting from smoking or related paraphernalia, all occupants will be held responsible for the damage,
77 whether it was due to negligence and/or oversight. Landlord and/or Landlord's insurance company will
78 obtain a copy of the City Fire Commissioner's report. Tenants should take note that in the event such
79 damage should occur, Landlord's insurance company might take legal action to regain monies paid out
80 to Landlord to repair damaged property and/or replace Landlord's personal possessions. **STRIKE THIS**
81 **CLAUSE IF NOT APPLICABLE!!**
- 82 18) Lawn/yard work is the responsibility of the Tenant(s). Any/all fees imposed by the city for negligence in
83 upkeep, noxious weeds, etc. is the sole responsibility of Tenants. Please consult Landlord prior to
84 administering any fertilizer, weed kill, etc. to lawn as Landlord sometimes commissions a lawn service
85 company for those services. Double applications can cause the lawn to "burn-out" in patches or as a
86 whole. Failure to consult with Landlord prior to administering such applications AND such applications
87 cause the lawn to die in patches and/or in whole will result in the Tenants becoming financially
88 responsible for bringing the lawn back to its original state prior to the damage. Tenants also take
89 financial responsibility for any flora and/or fauna and/or trees and/or shrubs that are damaged and/or
90 killed due to abuse, unintentional application of weed kill, etc. **STRIKE THIS CLAUSE IF NOT**
91 **APPLICABLE!!**
- 92 19) Snow removal from Tenant's side of driveway and the walkway in front of the Property is the sole
93 responsibility of Tenant(s). Any fees imposed by the city due to Tenant not adhering to local laws is the
94 sole financial responsibility of Tenants. **STRIKE THIS CLAUSE IF NOT APPLICABLE!!**
- 95 20) TRASH: Any fees imposed due to the violation of said ordinance(s) shall be the sole financial
96 responsibility of the Tenant(s).
- 97 21) RECYCLING: Tenant(s) is/are responsible for recycling of garbage as set forth in the city ordinances.
98 Any fees imposed due to the violation of said ordinance(s) shall be the sole financial responsibility of the
99 Tenant(s). **STRIKE THIS CLAUSE IF NOT APPLICABLE!!**
- 100 22) Landlord gives fair forewarning to Tenant(s) in regards to the following matter: The city in which this unit
101 resides provides the Tenant(s) with a) Electricity b) ~~Water & Sewer~~ c) Gas (strike non-applicable) at
102 their own expense (unit may or may not be separately metered). If at any time prior to the expiration of
103 the Residential Rental Contract an outstanding balance becomes more than thirty (30) days delinquent,
104 Landlord shall give written notice to Tenant(s) in the form of a "5-Day Notice To Remedy Or Quit". If the
105 outstanding balance is not paid in full by the date set forth in the notice, a notice for Eviction shall be
106 served to Tenant(s) demanding immediate vacation of the Property. In the event that Tenant(s) does/do
107 not vacate the Property, Landlord shall proceed with more formal measures as set forth by the Court in
108 Unlawful Detainer (Eviction). **STRIKE THIS CLAUSE IF NOT APPLICABLE!!**
- 109 23) It is the Tenant's responsibility to start and stop any gas or electric service with Madison Gas and
110 Electric prior to moving in and moving out of said unit.
- 111 24) *(*The same holds true for any/all fees imposed upon Tenant(s) by the City that the unit resides in. The*
112 *reason for this extreme measure is due to Landlord being held responsible (in the form of a tax lien*
113 *against the property – Landlord IS the property owner) for any/all fees not paid by Tenant after Tenant*
114 *vacates premises.)* **STRIKE THIS CLAUSE IF NOT APPLICABLE!!**

- 115 25) A water softener is provided for the Property, for the Tenants usage. It is hereby set forth that the
116 Tenant(s) is/are responsible for keeping the water softener supplied with the appropriate salt.
117 Dysfunction of the unit due to Tenants not supplying the unit with the appropriate salt for said unit and/or
118 appropriate salt level will result in Tenant(s) paying charges to Landlord for repair to said unit. A
119 qualified third party shall do repairs. **STRIKE THIS CLAUSE IF NOT APPLICABLE!!**
- 120 26) The Property utilizes a high efficiency, forced air, natural gas furnace. The filter MUST be changed on a
121 regular basis (at least every two (2) months). In the event that the furnace is damaged and/or ceases to
122 function due to the Tenant(s) not replacing and/or not checking the filter on a regular basis, the
123 Tenant(s) will be charged for the cost of repair to said unit. Damage CAN and DOES occur to the
124 furnace if regular filter maintenance is not performed. It CAN cause blockage!! It can cause SERIOUS,
125 EXPENSIVE DAMAGE to the central air unit!! **STRIKE THIS CLAUSE IF NOT APPLICABLE!!**
- 126 27) In the event that the central air unit does not seem to be producing cold air, please notify the Landlord
127 as quickly as possible. It is necessary to keep shrubs, weeds, grass, etc. away from the unit when the
128 unit is in operation. Please consult with Landlord prior to cutting, using a weed-wacker, etc., as any
129 "blow" to the unit may damage the coil. If it is determined that the unit is not functioning properly, it is
130 necessary that the unit be turned off for a period of at least twenty-four (24) hours to make sure that the
131 pipes, coil, etc. are not froze up. A service person would be unable to perform any testing for leaks, etc.
132 if the pipes, coil, etc. are froze up. If a repeat service call is necessary due to the pipes being froze up
133 because Tenant(s) did not turn off the central air unit, Tenant(s) will become responsible for the cost of
134 the extra service trip. Please consult with Landlord if in doubt of what is expected of Tenants prior to
135 first service call. **STRIKE THIS CLAUSE IF NOT APPLICABLE!!**
- 136 28) No home-based business shall be permitted without express written consent of the Landlord. This shall
137 include daycare. If the Tenant(s) requests/request permission for this, they must present the Landlord
138 with the type of business they wish to run and the proper insurance and/or riders for injury, liability, etc.
139 At the time of lease inception, no business has been submitted on the Tenants behalf for acceptance by
140 the Landlord.
- 141 29) This lease does not cover the use of waterbed(s). If the Tenant(s) would like to set-up and use a
142 waterbed, they must show proof of insurance with an accompanying waterbed rider for not less than
143 \$100,000 for possible water damage. (Please note that \$100,000 is the STANDARD amount of a
144 waterbed rider by most insurance companies that offer Renter's Insurance). This provision requires
145 prior written consent by the Landlord.
- 146 30) In the event that the city in which this unit resides calls a snow emergency, Tenant(s) and/or Guest(s) of
147 Tenant(s) are required by said city to adhere to the emergency parking ordinance. Any vehicles,
148 trailers, etc. which cannot be stored in the driveway and garage of the property must be moved to an
149 alternative location. Parking of those vehicles, trailers, etc. are not permitted on the lawn of the
150 Property. Any violation of said ordinance may result in ticketing and/or towing by the city. Landlord
151 assumes no responsibility for such noncompliance and will not reimburse any monies Tenant(s) and/or
152 their Guest(s) have paid to the city as a direct result of the noncompliance. Also note that the city
153 requires all vehicles to stay in no one "spot" for a period of time exceeding forty-eight (48) hours (city of
154 Madison may differ, please consult their website for a listing of ordinances). Noncompliance of this city
155 ordinance may result in a fine for which the Landlord assumes no financial responsibility.
- 156 31) No additional keys shall be made for Property without Landlord's express written consent. Any violation
157 of this clause shall be just cause for Landlord to change all of the locks on the Property at Tenants time
158 of vacation of said unit and charge the amount in its entirety to Tenant(s). There will be no exceptions
159 made to this clause. All additional keys made must be under Landlord's consent. This does not mean
160 that Landlord will not allow any reasonable request for additional key(s). If additional key(s) are given to
161 Tenant(s) and/or any Guest(s) of Tenant(s), they must be returned at time of Tenants vacation of
162 premises and given to Landlord in person or given to any agent of Landlord at United Real Estate
163 Corporation/United Property Management's office. Drop-off of keys in mailbox, or front door, etc. is an
164 unacceptable conveyance of said property.
- 165 32) A second (2nd) phone line on the Property will be allowed by Landlord if Tenants so desire. However,
166 Landlord requires advance notice of any inside wiring that may be necessary to complete the job.
167 Should inside wiring by the local phone company be required, Landlord requires access to property to
168 oversee any work done by any representative of the phone company. Any work which may cause
169 cosmetic damage to the Property may be rejected by Landlord, at Landlord's discretion. Tenant(s)
170 is/are responsible for all costs and must pay for costs in full before proceeding with installation or
171 installation would not be allowed. No reasonable agreement will be denied on Landlord's behalf.

- 172 33) Landlord gives fair warning to Tenant(s) to remove any/all outside hoses attached to the outside faucet
173 before weather drops below 40°F. Should Tenant(s) neglect to comply with this clause and water
174 freezes in the pipes and causes said pipes to burst, Tenant(s) will be held fully responsible for the
175 cost(s) of damages. Damages may include the cost of a plumber to fix the pipes; an electrician should
176 the water get into the electrical system in the wall; a professional carpet cleaning service to sanitize the
177 carpet and extract excess water; a drywall professional/builder to repair any damages to the wall(s)
178 and/or stairs, etc. **STRIKE THIS CLAUSE IF NOT APPLICABLE!!**
- 179 34) Laundry facilities (washer, dryer, etc.) are for the use of the Tenants ONLY. No friends, family, etc.,
180 have permission to use the laundry facilities on any type of basis. The washer and dryer that are
181 provided for Tenants use are not commercial/industrial machines and are not intended for heavy usage.
182 Landlord asks that Tenants execute judgment when deciding what objects to launder. Heavy rugs, etc.
183 could cause damage to the unit and Tenants would be held responsible for such damage. If Tenant(s)
184 notices leaking water and/or any other damage, Tenant(s) is/are REQUIRED to notify Landlord
185 IMMEDIATELY so that repairs may be made. In the event that Tenant(s) knowingly withhold this
186 information from Landlord and an accident occurs, which causes injury to Tenant(s), Guest(s), or other
187 person(s), Landlord shall not be held responsible for such injury. **STRIKE THIS CLAUSE IF NOT**
188 **APPLICABLE!!**
- 189 35) Laundry Hook-ups are provided in the Tenants unit. Appliances (i.e., washer, dryer), if any, are the
190 property of the Tenant(s). Any leaking from hoses of Tenant owned appliances are the Tenant's
191 responsibility and cost UNLESS damaged has occurred to the pipes and/or electrical(s) leading to the
192 appliances (or gas for the dryer, if applicable). In such event, the Tenant(s) is/are to notify the Landlord
193 as soon as humanly possible to remedy the problem. In the event that the Tenant(s) or Guest(s) of the
194 Tenant injure themselves and have NOT informed the Landlord of a possible situation, Landlord is not
195 responsible for said injury(ies), if any. Only in the event that Landlord was informed and Landlord made
196 no effort to remedy the situation can Landlord then be held responsible. Landlord is to be given a
197 reasonable amount of time to comply/remedy the situation. **STRIKE THIS CLAUSE IF NOT**
198 **APPLICABLE!!**
- 199 36) OUTDOOR GRILL: Tenants may use an outdoor grill on the patio. Tenant(s), please be warned that
200 placing the grill next to the house/siding when in use can cause the siding to melt/pucker/warp and
201 placing it next to the wood railing can cause heat damage or worse. Please exercise caution, as you
202 are responsible for any damage and/or fire risk. Use of an outdoor grill on a deck in the city of Madison
203 is a violation of said city's ordinances and is not allowed by Landlord. Refusal to adhere to this clause is
204 grounds for eviction. Use of an outdoor grill may also be a violation in other municipalities surrounding
205 the city of Madison; it is the Tenant's responsibility to find out if a grill is allowed for the city in which the
206 unit resides. **STRIKE THIS CLAUSE IF NOT APPLICABLE!!**
- 207 37) Tenant(s) will be charged for excessive amounts of nail holes to the walls and ceilings of the unit. Any
208 decorative painting done to unit must have Landlord's written consent and/or an agreement by both
209 parties in writing prior to painting being done. Any agreement entered in will be made into an
210 Addendum or Non-Standard Rental Provision and attached to the lease.
- 211 38) If Tenant(s) is/are interested in a satellite system for the Property, they MUST inform Landlord prior to
212 the installation of said unit due to the drilling and holes that are necessary for the installation of the unit.
213 Landlord will not deny a request, however, any installation by Tenant(s) or a third party that results in
214 damage to the Property (this includes water damage, siding damage, etc.) will be the financial
215 responsibility of the Tenant(s). **STRIKE THIS CLAUSE IF NOT APPLICABLE!!**
- 216 39) NO PETS are allowed on the Property. That includes pets of Tenant's guests as well. If any pets are
217 seen on the property without receiving prior written authorization from Landlord, Tenant(s) will be served
218 with a written notice. If the violation occurs again, Tenant(s) will be served with an Eviction notice.
219 Any/all damage to the Property that is caused by pets will be deducted from the Tenants security
220 deposit. If Tenants wish to get a pet for themselves, they must first discuss it with Landlord and then
221 receive authorization in writing from Landlord, as well as agreeing to and signing of a modified
222 Addendum to be attached to the Residential Rental Contract, AND Tenant(s) will be required to pay an
223 additional amount of rent each month as well as possibly being required to pay an additional amount
224 that will be added into an escrow account. Landlord will not deny any reasonable request as long as an
225 agreement can be reached by both parties prior to pet being allowed on the Property. **Pets are**
226 **negotiable on new leases, and depending on if the property was previously managed by a differing**
227 **company and pets were allowed at that time, "grandfathering" may occur. Pet allowance also depends**
228 **on unit address where the property resides. Additional fees may be charged for rent and/or security**

- 229 deposit/escrow account. Terms to be worked out prior to pet occupying premises. STRIKE THIS
230 CLAUSE IF NOT APPLICABLE!!
- 231 40) There is a large play area for all the children to play together. If there are consistent behavioral
232 problems, a child(ren) may be temporarily suspended from the play area until the behavioral problems
233 are no longer problematic. STRIKE THIS CLAUSE IF NOT APPLICABLE!!
- 234 41) All exterior property areas shall be maintained in a clean and sanitary condition, free from debris,
235 rubbish, and/or garbage and physical hazards. All garbage/trash must be put in tightly sealed
236 containers (which are generally kept at the rear of all buildings, or the rear parking lot; in any event,
237 these areas are clearly evident) when placed outside for pickup. Permanent containers (again) are to
238 be kept at the rear of the building (please see attached copy of Nonstandard Rental Provisions "C").
239 Any fines assessed for failure to comply with trash regulations are the tenant(s) responsibility.
240 Tenant(s) is/are NEVER allowed to store personal items or trash in any common area (i.e., hallways,
241 stairwells, basements, attics, etc.) and/or on their respective patios/decks.
- 242 42) Tenant(s) is/are responsible for maintaining a state of cleanliness in and around the premises so as not
243 to violate any City of State health or safety codes. Any fines assessed for violation of such codes must
244 be paid by Tenant(s). Legal action by the Landlord may result from continued violation. Tenant(s) will
245 be held responsible for cleaning charges if notification of possible violations is not heeded.
- 246 43) All/any items purchased for the property during lease term are to remain on premises at lease end.
247 Any/all items that are damaged/missing/etc. will be deducted from the security deposit at a full
248 replacement cost. (i.e., screens, furniture, storms windows, carpet, runners, etc.)
- 249 44) Costs for any damage(s) to unit or building due to Tenant(s) or Tenant's Guest(s) negligence (i.e., water
250 damage from unclosed windows or improper use of shower enclosures, etc., pipe damage resulting
251 from hose being attached to exterior spigot and opening valve during winter months (subsequent
252 damage would occur in spring during thaw), carpet or floor stains or burns, frozen pipes from shutting off
253 heat, etc.) may be charged to Tenant(s) at professional rates for supplies, labor and emergency callout
254 fees.
- 255 45) Please see Lockout Addendum in regards to lockouts and charges described therein.
- 256 46) Tenant(s) is/are not allowed to charge building supplies or labor to Landlord without PRIOR written
257 approval. Tenant(s) is/are not allowed to purchase any supplies or labor and expect to be reimbursed
258 by Landlord for non pre-approved items/work. Tenant(s) is/are not allowed to purchase supplies or
259 labor and deduct/withhold the cost from monthly rent without PRIOR Landlord approval in writing.
260 Tenant(s) is/are not allowed to deduct/withhold monies from monthly rent for items that they want
261 Landlord to complete.
- 262 47) Parking areas are provided (for those with off street parking) for OPERABLE vehicles only (i.e., that "in
263 condition for safe and effective performance of the function for which it was designed" and "shall display
264 current license plates"). Boats must be on a trailer and need to be okay by Landlord prior to parking in
265 the provided off street parking lot. These areas may not be used for storage of vehicles or car parts,
266 and/or for the maintenance/repairs of such vehicles. Any offending vehicle(s) will be ticked and towed
267 at the owner's expense. If parking is included in rent, it is understood as meaning one (1) off street
268 parking space only, unless otherwise noted in writing in the lease or addendum. Continued violation of
269 this clause is grounds for eviction. STRIKE THIS CLAUSE IF NOT APPLICABLE!!
- 270 48) From time to time, it may be necessary for the unit/building to be sprayed for pests. You will be sent a
271 notice giving you ample time to prepare your unit for spraying (instructions may be sent in some cases).
272 If there is a pest problem and it is necessary to spray the entire building, the cooperation of all Tenants
273 is required (and their guest(s)). In some cases you, the tenant, may be required to vacate the premises
274 for a small amount of time for health reasons. You will be given advance notice in such instances. If
275 your apartment is not ready to be sprayed and it requires the third party administering the spraying to do
276 a repeat visit, you, the tenant, will be charged for the extra labor and inconvenience for not complying.
- 277 49) Each unit is equipped with (by law) operable smoke detectors. Please see Nonstandard Rental
278 Provisions "C".
- 279 50) Tenant(s) is/are responsible for the removal of snow and ice from porches, decks, patios, steps, walks
280 leading to and encompassing the property, etc. (unless other persons are designated to do these tasks
281 and tenant is so informed). Walks must be down the bare cement and cleared to their full width by noon
282 (12:00pm) of the day following each snowfall in the City of Madison or within twenty-four (24) hours
283 following the end of the snowfall in the City of Middleton. Tenant is responsible for any fines assessed
284 for failure to comply with city codes in this regard. STRIKE THIS CLAUSE IF NOT APPLICABLE!!
- 285 51) Any furniture placed outside the dwelling unit on porches, patios, etc. must be appropriate outdoor
286 furniture and in respectable condition (damaged furniture, broken furniture, indoor furniture-couches,

- 287 etc. are not allowed). Again, no "indoor" furniture is allowed outside. No storage is allowed in common
288 outdoor areas of the unit/building/premises either and this includes, but is not limited to, trash. Tenant
289 will be charged for removal of such items if warnings are not heeded. Continued intentional misuse is
290 grounds for eviction.
- 291 52) If your unit is equipped with a fireplace, Tenant(s) acknowledges/acknowledge, by signing of this form,
292 that they have been informed of the proper usage of the type of fireplace (gas and/or wood burning) in
293 said unit. Tenant(s) is/are required to notify Landlord of any issues surrounding the usage of said
294 fireplace (i.e., flue not functioning properly, damper not functioning properly, cannot see daylight from
295 inside chimney, etc.), all of which was explained in detail upon move-in. Landlord strongly urges the
296 usage of a carbon-monoxide detector when fireplace is in operation for added safety precaution. In the
297 event the Tenant(s) feels/feel the fireplace is not functioning properly, Tenant(s) is/are required to NOT
298 use said unit until a qualified third party (hired by Landlord) is sent out to inspect/repair/etc. said unit. In
299 the event Tenant(s) continues/continue to use said unit, even after notifying Landlord of a possible issue
300 AND harm comes to Tenant(s) and/or their Guest(s), it is NOT the responsibility of Landlord and
301 Landlord cannot be held liable/responsible due to Tenant(s) own gross negligence and/or inability to
302 avoid usage of said fireplace. **STRIKE THIS CLAUSE IF NOT APPLICABLE!!**
- 303 53) Tenant(s) acknowledges/acknowledge receipt of the "check-in/check-out form" at the time keys are
304 released and agrees to complete it in full, with detail if necessary, and then return it to Landlord at
305 Landlord's office or by mail to Landlord's office within ten (10) days from date of receipt. Failure to do
306 so shows Landlord that Tenant(s) makes/make no adverse claims to the unit, accepting it as it and
307 accepting full responsibility for any damaged items/repairs even if they were made by previous tenant
308 (unless shown in previous tenant's move out inspection sheet).
- 309 54) In order to insure the full return of the entire Security Deposit (and any escrow account, if any) at the
310 end of lease term, Tenant cannot be in the process of an eviction, ALL keys must be returned to
311 Landlord, the unit must be left in good condition AND premises must be checked out no later than noon
312 of the day ending the lease. It is optional for Tenant(s) to accompany the Landlord through the unit
313 while doing a Check-Out. Appointments for Check-Out should be made at least two (2) weeks prior to
314 vacation of said unit. For every hour that a tenant(s) "holds over" after noon on day of lease end, a \$10
315 fee will be charged.
- 316 55) Security Deposit and/or itemized list of deductions will be sent to Tenant(s) within twenty-one (21) days
317 after Tenant(s) vacate said unit. Tenant(s) is/are responsible for leaving a forwarding address or
318 alternate mailing address prior to vacation of said unit. Landlord is not responsible for "finding" a tenant
319 in the event they do not leave a forwarding or alternate mailing address.
- 320 56) Sixty (60) days written notice is to be given to Landlord showing Tenants intent of lease renewal prior to
321 lease end date (for year long leases). If the proper notice is not given, Landlord may rent the premises
322 to a new Tenant at Landlord's discretion. **STRIKE THIS CLAUSE IF NOT APPLICABLE!!**
- 323 57) If tenancy is month-to-month, Tenant(s) is/are required to give ninety (90) days notice of intent not to
324 renew lease. **STRIKE THIS CLAUSE IF NOT APPLICABLE!!**
- 325 58) Should Tenant(s) requests/request their lease to be dissolved before expiration of lease, Tenant(s) will
326 be responsible for Landlord's cost to re-lease the Property. Costs may include newspaper
327 advertisements, cleaning, etc. All costs will be of a reasonable nature. If Tenant(s) wishes/wish to
328 dissolve lease, a minimum of ninety (90) days written notice must be given to Landlord, as the time will
329 be vital to Landlord procuring new tenants. If Landlord cannot procure new tenants within the ninety
330 (90) days, Tenant(s) is/are advised that you are still responsible for your lease terms until new tenants
331 can be obtained. Landlord will make every reasonable effort to obtain new tenants within the ninety (90)
332 days that notice was given.
- 333 59) BREAK-INS AND VANDALISM: Tenants will be liable for any damages caused by break-ins or
334 attempted break-ins, or vandalism that is not reported to the local police.
- 335 60) DOWNTOWN RENTALS: Due to the nature of the downtown rental season, it is sometimes necessary
336 to make repairs and paint apartments prior to the August 14-15 lease changeover dates, before
337 residents vacate their apartment. Residents who live in downtown housing may be asked to cooperate
338 in moving their belongings away from the walls to facilitate painting during the last two weeks of their
339 lease.
- 340 61) SUBLETTING: Any sublet must have written approval of the manager prior to occupancy by the new
341 resident. Tenant(s) understands/understand and acknowledges/acknowledge that the Landlord's
342 approval of a sublease shall not release the Tenant(s) from his/her obligations set forth in the lease, in
343 the event that the new party under the sublet fails to comply with the same. The following items also
344 apply to all sublets:

- 345 62) The cost and responsibility of finding a party to sublet belongs solely to the Tenant(s). If Tenant(s) will
- 346 be charged for advertising costs and an hourly charge to show and sublet apartment.
- 347 63) The new party under a sublet will not pay a security deposit to United Property Management. The
- 348 deposit will be returned to either the sublessor or sublessee, as designated in the sublet agreement, at
- 349 the completion of the lease providing the unit is left in as good or better condition that stated on the
- 350 check in sheet.
- 351 64) The new party under the sublet must submit a completed application for residence and receive approval
- 352 from United Property Management before occupying the rental unit.
- 353 65) The sublet agreement must be signed by all parties in presence of the Landlord. Until this is done, the
- 354 sublet is not valid.
- 355 66) There will be a \$150 sublet fee due at the time the sublet agreement is signed.
- 356 67) SEX OFFENDER REGISTRY NOTIFICATION: In accordance with state law, we are providing the
- 357 following notice: You may obtain information about the sex offender registry and persons registered with
- 358 the registry by contacting the Wisconsin Department of Corrections on the internet at
- 359 <http://offender.doc.state.wi.us/public> or by phone at 877-234-0085.
- 360 68) If Tenant(s) has/have any questions pertaining to any items contained herein, please contact Landlord.
- 361 Any request(s) on Tenants behalf, if of a reasonable nature, Landlord will consider and may agree to or
- 362 Landlord may offer an alternate option, which may appeal to Tenants.
- 363 69) Tenant(s) may refer to:
- 364 http://www.datcp.state.wi.us/cp/consumerinfo/cp/cp_laws/landlord_tenant/lt_relationship.pdf
- 365 70) This link is to the Wisconsin Department of Agriculture, Trade and Consumer Protection for a handbook
- 366 that explains the Tenant/Landlord Laws for the state of Wisconsin. You may visit your local library to
- 367 view this link in the event you do not have internet access from your home. Most public libraries in the
- 368 Dane County area have this service for free.
- 369
- 370

371 This Addendum is hereby attached to and made a part thereof, of the Residential Rental Contract signed and
 372 dated on _____, between _____, Tenant(s) and United
 373 Property Management. Signing of this Addendum creates a binding contract of which Tenants acknowledge
 374 all clauses contained herein and agree to adhere to those clauses. All items in this Addendum have been
 375 read and discussed as requested by both parties prior to signing.

378 SIGNED: _____ DATE: _____
 379 *Tenant*

380 SIGNED: _____ DATE: _____
 381 *Tenant*

382 SIGNED: _____ DATE: _____
 383 *Tenant*

384 SIGNED: _____ DATE: _____
 385 *United Property Management*

386 SIGNED: _____ DATE: _____
 387 *Witness (If required/requested for special circumstances)*