**THIS IS A GENERAL LEASE. ITEMS ON THIS LEASE MAY VARY PER PROPERTY**

Move-In-Date Lease Term (From 4 P.M. to 11:00 A.M. on)

Monthly Rent**\_\_\_\_\_\_\_\_**

Total Security Deposit**\_\_\_\_\_\_\_**

 GR#\_\_\_\_\_\_\_ C#\_\_\_\_\_\_\_\_\_

RESIDENTIAL LEASE

**$­** **\_\_\_\_\_\_\_\_**if received by the 1stof the month. If received after the 1st; of the month an additional $50.00 shall be due for that month. If received after the 3rd of the month an additional $25.00 will be due for that month. **$\_\_\_\_\_\_\_\_**

\_\_\_\_\_ Initial

Parties Premises Term Rent

It is mutually agreed upon by NATIONAL MANAGEMENT, LLC and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Lessee, jointly and severally, the lessor does hereby lease to Lessee the following described premises in the State of Wisconsin located at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_for the term and rent described above. First month’s rent is due and payable on the first day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, and the entire monthly rent shall be paid on the first day of each month thereafter. 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 and utility costs during those months.

Initial \_\_\_\_\_

Disclosure The agent for services of process, maintenance and management, and collection of rents is NATIONAL MANAGEMENT, LLC at333 Bishops Way Suite 141 Brookfield, WI 53005.

Residents There shall be no more than \_\_\_\_\_\_\_\_ occupant living in the premises during Lessee’s tenancy. A $200.00\_/mo. penalty per extra person will be assessed.

 Place of Payment Payments hereunder are to be made at **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**. Notices and papers for Lessor must be sent to the same address, or such place as Lessor shall designate in writing.

Heat & Utilities **VARY PER PROPERTY**

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 fund. Lessee waives interest on security deposit and on any pre-paid rent. THE SECURITY DEPOSIT IS NOT RENT and the Lessee may not use it as rent, but is a deposit which will be returned to Lessee within twenty-one days (21) days after any event set forth in section 704.28(4), Wis. Stats. Premises must be left in a clean condition and ready for the next occupant. By “clean condition and ready for the next occupant” the premises should be clean and the better of: (1) the condition of the premises when turned over to Lessee, normal wear and tear excluded; 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 excluded. Security deposit will be issued to all residents named on the lease unless otherwise stated in writing and signed by all parties listed on the lease. Security deposit will be issued to all residents named on the lease unless otherwise stated in writing and signed by all parties listed on the lease.

 Lessee agrees to the assignment of his security deposit to new owner in the event of the sale of property.

Renewal The renewal of this lease is not automatic and tenancy beyond the term shall be on a month-to-month basis under the terms and conditions of this lease. Under all circumstances, Lessee must give and Lessor must receive **WRITTEN** notice of termination of tenancy **AT LEAST 60 days** prior to the last day of the Lessee’s final month of tenancy or this lease shall continue as month-to-month tenancy. As part of your month-to-month tenancy, you are still required to give a written notice of termination of tenancy **AT LEAST 60 days** prior to the last day of Lessee’s final month. (The day of delivery of notice to Lessor shall not be counted as part of the notice period.

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 the keys to Lessor. The burden of proof of delivery of such keys is on the Lessee. Lessee agrees to vacate by 11:00AM on the day of vacating.

Breach of Lease In the event Lessee violates any of the terms of this lease, Lessor may serve the statutorily prescribed 5 and 14 day notices terminating tenancy. In the event Lessee is evicted for failure to abide by the terms of this lease, or otherwise leaves the premises prior to the expiration of this lease, he shall remain liable for all rent and other amounts due under this lease through the end of the lease term or until the unit is re-rented, whichever is sooner, as well as remaining responsible any costs incurred by Lessor to re-rent the premises as set forth in sec. 704.29, Wis. Stats.

Waiver Any failure to act by the Lessor with regard to any specific violation or breach of any term of this Lease by Lessee shall be considered temporary and does not waive the Lessor’s right to act on any future violation or breach by Lessee. Lessor, by accepting payment from Lessee for rent or any other amount owed, is not waiving its right to enforce a violation or breach of any term of this Lease by Lessee.

Application If Lessee makes representations to Lessor on a rental application or otherwise which induce Lessor to enter this lease and Lessor thereafter discovers one or more material falsehoods in said representation, Lessor may cancel and rescind this lease upon written notice.

Terms The terms “Lessor” and “Lessee” as used herein shall be taken to mean singular and plural, masculine or feminine, as the case may be, and the provisions hereof shall bind all parties, their heirs, successors, and assigns.

Condition of 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 examined and endorsed by both parties on the Tenant Inspection Acceptance form. Lessee is hereby notified that they may do any of the following within seven (7) days of their tenancy: (a) inspect the unit and notify Lessor of any pre-existing damages or defects, and (b) request a list of physical damages or defects charged against the previous Lessee’s security deposit. The Lessor may require the Lessee to make this request, if any, in writing.

Lessee’s Property Lessee is responsible for insuring his personal property. Lessee understands that if he does not purchase Renter’s Insurance that he may not have any insurance coverage should his belongings be damaged or lost as his personal property is not covered under Lessor’s insurance policy.

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 times or with reasonable notice to inspect, repair, improve, show, or comply with applicable laws or regulations. Lessor may enter without notice upon consent or request of Lessee for maintenance services or when a health, safety or repair emergency exists; (3) To obey all lawful orders, rules and regulations of all government agencies; (4) To obey Lessor’s rules and regulations (5) To leave all alterations/improvements to the premises for Lessor’s benefit; (6) Not to assign this lease or sublet premises without prior written consent of Lessor; (7) Lessee may have guests residing temporarily in the premises if their presence does not interfere with the quiet enjoyment of other occupants, and if the number of guests is not excessive for the size of the facilities of the premises. No guest may remain for more than two weeks without consent of Lessor which will not be unreasonable withheld. Lessee shall be liable for any property damage, waste or neglect caused by the negligence or improper use of the premises or the building or development in which they are located by Lessee or Lessee’s guests and invitees.

Abandoned Property If Lessee vacates or is evicted from the premises and leaves personal property, Lessor may presume, in the absence of a written agreement between the Lessor and Lessee to the contrary, that the Lessee has abandoned the personal property and Lessor may dispose of it in any manner that the Lessor, in his sole discretion, determines is appropriate. Lessor will not store any items of personal property that Lessee leaves behind when Lessee vacates or is evicted from the premises, except for prescription medicine or prescription medical equipment, which will be held for seven (7) days from the date of discovery. If Lessee abandons a manufactured or mobile home or a titled vehicle, Lessor will give Lessee and any other secured party that Lessor is aware of, written notice of intent to dispose of property, by personal service, regular mail, or certified mail to Lessee’s last known address, prior to disposal.

Use of Premises Lessee shall use the premises for residential purposes only. Operating a business or providing child care for children not listed as occupants in the lease is prohibited. Lessee, any member of Lessee’s household, guests or invitees, shall not engage in or allow others to engage in any criminal activity, including drug-related criminal activity, in the premises or on the property. Lessee shall not engage in any activities which would unduly disturb neighbors or other lessees or do, use, or keep in or about the premises anything which would adversely affect coverage under a standard fire and extended insurance policy.

Repairs Any promises by Lessor, made before execution of this lease, to repair, clean or improve the premises, included the promised date of completion, will be listed in this lease or in a separate addendum to this lease. Time being of the essence as to completion of repairs does not apply to any delay beyond Lessor’s control. Lessor shall give timely notice of any delay to Lessee.

Code Violations and Adverse Conditions There are no code violations or other conditions affecting habitability of the premises unless indicated otherwise in writing.

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:

1. A person who is not the tenant’s invited guest,
2. A person who was the tenant’s invited guest but the tenant has done either of the following:
3. Sought an injunction barring the person from the premises.
4. 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. A tenant is advised that this notice is only a summary of the tenant’s rights and the specific language of the statute governs in all instances.

X\_\_\_\_\_ Lease Addendum Package A, tax credit addendum, pet lease, concession addendum, rules and regulations, non-standard provisions and any other addendums are made part of this lease at the sole discretion of the lessor.

X\_\_\_\_\_ Lessee agrees to have all Carpet Professionally Cleaned upon move out. Lessee agrees professional cleaning of all carpet to be paid for by Lessee.

Pets **NO PETS ALLOWED NO VISTING PETS**

Rules A copy of the rules and regulations being attached hereto and incorporated herein by reference have been received.

Initial\_\_\_\_\_

Rent All late fees. Security deposit, utility charges, or any other monetary amounts set forth under this lease are to be considered and defined as “rent.”

Initial \_\_\_\_

RENT SPECIALS Rent special or concession will be considered immediately due and payable to Lessor as unpaid rent, if Lessee fails to fulfill the term of the lease contract for any reason whatsoever.

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Initial \_\_\_\_\_\_\_

 Copy Lessee acknowledges that he has read and understands this document and that he will receive a copy upon full execution.

 IN WITNESS WHEREOF, the parties have hereunder set their hands and seals as of the lease date written above.

 Lessor: Lessee:

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(Seal) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(seal)

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(seal)

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(seal)