

Apartment Lease Agreement

1 This lease of the apartment identified below is entered into by and between the Landlord and Tenant (referred to in the singular whether one
2 or more) on the following terms and conditions:

PARTIES

3 Tenants: _____ Landlord: EDJ Rentals, LLC / Genuine Properties, LLP
4 _____ Agent for EDJ Rentals, LLC / Genuine Properties, LLP
5 _____ maintenance, management: (name)
6 _____ N46287 Voldsness Lane
7 _____ (address)
8 _____ Eleva, WI 54735

APARTMENT ADDRESS

8 Building Address: _____ Agent for EDJ Rentals, LLC / Genuine Properties, LLP
9 _____ (street) Collection _____ (name)
10 _____ (city, village/town) _____ of rents: N46287 Voldsness Lane
11 _____ (county) _____ (State) _____ Eleva, WI 54735
_____ (address)

TERM

12 Apartment number: _____ (715) 834-1262
_____ (phone number)
13 Lease Term: _____ Month to Month (strike if not applicable)
14 First day of lease term: _____ Last day of lease term: _____

RENTALS

15 Apartment: \$ _____ per _____ Other: \$ _____ per _____
16 Payable at EDJ Rentals, LLC / Genuine Properties, LLP at N26287 Voldsness Lane, Eleva, WI 54735 on or

UTILITIES

17 Before the Second day of each Month during the
18 Term of this lease.
19
20 Utility charges, other than telephone, are in the rent, except: _____
21 _____ which Tenant
22 shall pay promptly when due. If charges not included in the rent are not separately metered, they shall be allocated on the basis of:
23 _____
24 _____

SPECIAL CONDITIONS

25 Special conditions: No Pets, No Summer Subleases and \$25.00 Charge for NSF Checks (Strike if not applicable)
26 _____
27 _____

RENEWAL OF LEASE TERM

28 (Strike clause 1 or 2; if neither is stricken clause 2 control)
29 1. This lease shall be automatically renewed, without notice from either party, on identical terms for a like successive lease term unless
30 either party shall, at least 45 days before the expiration of the lease, notify the other in writing of the termination of the lease. However,
31 Landlord must, at least 15 days but not more than 30 days prior to the time specified for giving the notice as herein set forth notify Tenant
32 in writing of the above provision for automatic renewal or extension.
33 2. This lease shall be automatically renewed, without notice from either party, on identical terms, except that it shall
34 be a month-to-month tenancy.

ASSIGNMENT SUBLETTING

35 Tenant shall not assign this lease nor sublet the premises or any part thereof without the prior written consent of Landlord. If Landlord
36 permits an assignment or a sublease, such permission shall in no way relieve Tenant of Tenant's liability under this lease.
37 Upon execution of this lease Tenant paid a security deposit in the amount of \$ _____ to be held by
38 EDJ Rentals, LLC / Genuine Properties, LLP

SECURITY DEPOSIT

39 If the person holding the security deposit is a licensed real estate broker, acting as agent, it shall be held in the broker's Trust account. The
40 deposit, less any amounts withheld, will be returned in person or mailed to Tenant's last known Address within 21 days after Tenant
41 vacates the premises. If any portion of the deposit is withheld, Landlord will Provide an accompanying itemized statement specifically
42 describing any damages and accounting for any amount withheld. Failure to return the deposit or provide a written accounting within 21
43 days will result in the waiver of any claim against the deposit. The reasonable cost of repairing any damages caused by Tenant, normal
44 wear and tear expected, will be deducted from the security deposit. Tenant has 7 days after the beginning
45 of the lease term to notify Landlord in writing of damages or defects in the premises; no deduction from Tenant's security deposit
46 shall be made for any damages or defects of which notification is given. Landlord will give Tenant a written description of any physical
47 damages charged to the previous tenant's security deposit as soon as such description is available.
48 (If none, so specify _____) (Strike paragraph if no security deposit is paid.)

VACATION OF PREMISES LANDLORD'S RIGHT TO ENTER

49 Tenant agrees to vacate the premises at the end of the lease term or the extended lease term, and promptly deliver the keys to Landlord.
50 Landlord may enter the premises at reasonable times and with 12 hours advance notice, with or without Tenant's permission to inspect the
51 premises, make repairs, show the premises to prospective tenants or purchasers, or to comply with any applicable law or regulation.
52 Landlord may enter with less than 12 hours advance notice upon specific consent of Tenant. No advance notice is required for entry in a
53 health or safety emergency or where entry is necessary to prevent and protect the premises from damage in Tenant's absence.

ABANDONMENT BY TENANT

54 If the Tenant shall abandon the premises before the expiration of the lease term, Landlord shall make reasonable efforts to re-lease premises
55 and shall apply any rent received, less costs of re-leasing, to the rent due or to become due on this lease, and Tenant shall remain liable for
56 any deficiency. If Tenant is absent from the premises for three successive weeks without notifying Landlord in writing of such absence,
57 Landlord, at Landlord's sole option, may deem the premises abandoned.
58
59

DISPOSAL OF TENANT'S PROPERTY

TENANT OBLIGATIONS

USE

**PETS
GOVT. REG.
MAINTENANCE
IMPROVEMENT**

GUESTS

**NEGLIGENCE
BREACH OF
LEASE**

**DAMAGE BY
CASUALTY**

**LIABILITY OF
MULTIPLE
TENANTS**

**DISCLOSURE
OF CODE
VIOLATIONS**

**CONDITIONS
AFFECTING
HABITABILITY**

**PROMISE TO
REPAIR**

60 If Tenant shall leave any property on the premises after vacation or abandonment of the premises. Tenant shall be deemed to have
61 abandoned the property, and Landlord shall have the right to dispose of the property as provided by law.
62 During the lease term, as a condition to Tenant's continuing right to use and occupy the premises, Tenant agrees and promises:
63 1. To use the premises for residential purposes only by Tenant and Tenant's immediate family.
64 2. Not to make or permit use of the premises for any unlawful purpose or any purpose that will injure the reputation of the premises or the
65 building of which they are a part.
66 3. 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
67 are a part under a standard fire and extended insurance policy.
68 4. Not to make excessive noise or engage in activities which unduly disturb neighbors or other tenants in the building which the premises
69 are located.
70 5. Not to keep in or about the premises any pet unless specifically authorized as a special condition in this lease.
71 6. To Obey all lawful orders, rules and regulations of all governmental authorities.
72 7. To keep the premises in clean and tenable condition and in as good repair as at the beginning of the lease term, normal wear and tear
73 expected.
74 8. 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,
75 and if damage results from Tenant's failure to maintain a reasonable amount of heat Tenant shall be liable for this damage.
76 9. Unless Tenant has received specific written consent of Landlord, not to do or permit any of the following:
77 a. Paint upon, attach, exhibit or display in or about the premises any sign or placard.
78 b. Alter or redecorate the premises.
79 c. Drive nails, tacks, screws or apply other fasteners on or into any wall, ceiling, floor or woodwork of the premises.
80 d. Attach or affix anything to the exterior of the premises or the building in which it is located.
81 10. Not to permit any guest or invitee to reside in the premises for any period exceeding two weeks without prior written consent of
82 Landlord.
83 11. To be liable for all acts of negligence or breaches of this lease by Tenant and Tenant's guest and invitees.

84 If this lease is for a term of one year or less, should Tenant neglect or fail to perform and observe any of the terms of this lease, Landlord
85 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
86 days after the giving of such notice, and if Tenant fails to comply with such notice, Landlord may declare this tenancy terminated and
87 institute action to expel Tenant from the leased premises without limiting the liability of Tenant for the rent due or to become due under
88 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
89 year of such previous breach, Tenant commits a similar breach, this lease may be terminated if, before the breach has been remedied,
90 Landlord gives notice to Tenant to vacate on or before a date at least 14 days after the giving of the notice.

91 If the premises are damaged by fire or other casualty to a degree which renders them untenable, Tenant may terminate the lease or vacate
92 the premises and rent shall abate until the premises are restored to a condition comparable to their prior condition. Landlord shall have the
93 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
94 render them untenable Landlord shall repair them as soon as reasonably possible.

95 Landlord may make such reasonable rules governing the premises and the building of which they are part as Landlord deems necessary.
96 Tenant agrees to observe and comply with all such rules and any violation of the rules shall be deemed a breach of this lease. Landlord
97 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.
98 Tenant acknowledges receipt of the attached rules prior to execution of this lease. **(Strike if not applicable)**

99 All Tenants, if more than one, shall be jointly and severally liable for the full amount of any payments due under this lease.
100 The premises and the building of which they are a part are/are not **(strike one)** currently cited for uncorrected building or housing code
101 violations. Tenant acknowledges receipt of the attached notice of uncorrected code violations prior to execution of this lease. **(Strike if
102 not applicable)**

103 The premises contain the following conditions adversely affecting habitability: Lacks hot and cold running water. Lacks operating plumbing
104 or sewage disposal. Unsafe or inadequate heating facilities. No electric service. Unsafe electrical system. Hazardous conditions or
105 structure. None. **(Strike all not applicable.)**

106 Landlord promises to repair, clean or improve the premises as follows by the completion dates noted: None. **(Strike if not applicable.)**
107 _____
108 _____
109 _____

110 IN WITNESS WHEREOF, the parties have executed this lease on _____, 20 _____
111 _____

LANDLORD:

GUARANTEE

_____(SEAL)

115 In consideration of Landlord's agreement to this
116 Lease, the undersigned guarantee (s) the payment of all
117 Amounts due under the lease and the performance of
118 The covenants by Tenant.

TENANT:

_____(SEAL)

120 Dated: _____

_____(SEAL)

122 _____(SEAL)

_____(SEAL)

124 _____(SEAL)

_____(SEAL)

**ASSIGNMENT
OF LEASE**

ASSIGNMENT, ACCEPTANCE AND CONSENT

127 Tenant hereby assigns all Tenant's right, title and interest in and to this lease to _____ and in
128 consideration of the consent to the assignment by Landlord, Tenant guarantees the performance by said Assignee of all obligations of
129 Tenant. In consideration of the above assignment and the written consent of Landlord, Assignee hereby assumes all obligations of Tenant in
130 this lease.

131 LANDLORD HEREBY CONSENTS TO THIS AGREEMENT AND ACCEPTANCE.

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

LANDLORD:

_____(SEAL)

ASSIGNEE:

_____(SEAL)

_____(SEAL)

TENANT:

_____(SEAL)

_____(SEAL)