

**BARRALES PROPERTIES, LLC**

# Residential Lease Packet

Wisconsin residential template with nonstandard provisions and addenda

**Property Address:** \_\_\_\_\_  
**Unit / Apartment:** \_\_\_\_\_ **City / State / Zip:** \_\_\_\_\_  
**Tenant(s):** \_\_\_\_\_  
**Initial Lease Term:** \_\_\_\_\_ to \_\_\_\_\_

*Template prepared for Barrales Properties, LLC. Review all blanks, fees, local ordinances, and property-specific obligations before use.*

# RESIDENTIAL LEASE AGREEMENT

Barrales Properties, LLC as Landlord

*This Lease is intended for Wisconsin residential use. Deal terms should be completed before signing. If a provision conflicts with applicable law, applicable law controls to the extent required.*

Item	Details	Item	Details
<b>Lease Date</b>	_____	<b>Lease Type</b>	Fixed Term / Other: _____
<b>Landlord</b>	Barrales Properties, LLC	<b>Landlord Address</b>	387 Liberty Park Drive, Oregon, WI 53575 / Other: _____
<b>Landlord Agent</b>	_____ _____	<b>Agent Contact</b>	Phone: _____ Email: _____
<b>Tenant(s)</b>	_____ _____	<b>Other Occupants</b>	_____ _____
<b>Premises</b>	Street: _____ _____	<b>Unit / City / Zip</b>	Unit: _____ City/State/Zip: _____
<b>Term</b>	First day: _____ Last day: _____	<b>Renewal</b>	Not automatic unless written renewal is signed
<b>Rent</b>	\$_____ per month	<b>Due Date / Payable To</b>	Due on the ____ day of each month; payable to Barrales Properties, LLC
<b>Security Deposit</b>	\$_____ due on signing	<b>Held By</b>	Barrales Properties, LLC / Other: _____
<b>Parking</b>	[ ] None [ ] Included [ ] Assigned: _____	<b>Pets</b>	[ ] No pets [ ] Only by written Pet Addendum
<b>Smoking</b>	[ ] Prohibited on entire property [ ] Other: _____	<b>Municipality</b>	[ ] Madison [ ] Middleton [ ] Other: _____

## Main Lease Terms

- 1. Lease of Premises.** Landlord leases the Premises identified above to Tenant, and Tenant leases the Premises from Landlord, for residential purposes only and on the terms stated in this Lease and all attached addenda.
- 2. Term; No Automatic Renewal.** This Lease is for the stated term only and does not automatically renew unless Landlord and Tenant sign a written renewal or other written agreement. Tenant shall vacate on or before the last day of the Term unless Landlord has agreed otherwise in writing.
- 3. Rent.** Tenant shall pay Rent in advance on or before the due date stated above, without demand, deduction, or offset except as required by law. If more than one person signs as Tenant, each Tenant is jointly and severally responsible for the full amount due under this Lease.
- 4. Late or Returned Payments.** Late fees, returned payment fees, and related charges are governed by the Nonstandard Rental Provisions attached to this Lease, if initialed by Tenant where required.
- 5. Security Deposit.** Tenant shall pay the security deposit stated above upon signing. Landlord may withhold amounts from the deposit only as permitted by Wisconsin law and the signed Nonstandard Rental Provisions. Any remaining deposit will be mailed or delivered as required by law after Tenant vacates and provides a forwarding address.
- 6. Utilities and Services.** Tenant shall pay all utility charges assigned to Tenant in the utility table below, including any separately metered charges and any cost allocations described in writing. Failure to pay utilities for which Tenant is responsible is a breach of this Lease.

Utility / Service	Included in Rent	Tenant Pays Direct	Allocated / Billed Back	Notes
Electric	[ ]	[ ]	[ ]	

Utility / Service	Included in Rent	Tenant Pays Direct	Allocated / Billed Back	Notes
Gas / Heat	[ ]	[ ]	[ ]	
Water	[ ]	[ ]	[ ]	
Hot Water	[ ]	[ ]	[ ]	
Sewer	[ ]	[ ]	[ ]	
Trash / Recycling	[ ]	[ ]	[ ]	
Internet / Cable	[ ]	[ ]	[ ]	
Lawn / Snow	[ ]	[ ]	[ ]	
Other: _____	[ ]	[ ]	[ ]	

**7. Use and Occupancy.** Tenant shall use the Premises only as a private residence for Tenant and the authorized occupants listed above. Tenant shall not operate a business from the Premises, create a nuisance, commit waste, or use the Premises for unlawful activity.

**8. Condition; Check-In Sheet.** Landlord shall provide Tenant with a move-in condition form at or before commencement of occupancy. Tenant may use the form to identify existing conditions and must return it within seven (7) days after Tenant commences occupancy.

**9. Maintenance by Tenant.** Tenant shall keep the Premises clean, safe, sanitary, and in substantially the same condition as at the start of the Term, reasonable wear and tear excepted. Tenant shall promptly notify Landlord of needed repairs, leaks, running toilets, unsafe conditions, pest issues, or malfunctioning appliances or detectors.

**10. Heat and Weather Protection.** Tenant shall maintain reasonable heat during cold weather to avoid frozen pipes and other damage. Tenant is responsible for damage caused by Tenant failing to maintain reasonable heat or failing to close windows and doors against rain, snow, or freezing temperatures.

**11. Landlord Maintenance.** Landlord shall perform maintenance and repairs required by law and this Lease, except for damage, waste, neglect, or misuse caused by Tenant or Tenant's guests, invitees, or occupants. Tenant shall reimburse Landlord for costs caused by Tenant's responsibility as permitted by law and the Nonstandard Rental Provisions.

**12. Landlord Entry.** Landlord may enter the Premises at reasonable times with advance notice to inspect, make repairs, show the Premises to prospective tenants, purchasers, lenders, insurers, or contractors, or comply with law. Landlord may enter without advance notice in emergencies, with Tenant's consent, or when permitted by law.

**13. Alterations and Fixtures.** Tenant shall not paint, remodel, install fixtures, change locks, mount exterior items, install antennas or satellite dishes, or otherwise alter the Premises without Landlord's prior written consent. Tenant shall repair damage from approved or unauthorized alterations.

**14. Pets.** No pet or animal may be kept on or about the Premises without Landlord's prior written consent and a signed Pet Addendum, except as required by applicable fair housing or disability accommodation laws.

**15. Guests.** Tenant is responsible for Tenant's guests and invitees. No guest may reside at the Premises for more than seven (7) consecutive days in any one-month period or more than twenty-one (21) non-consecutive days in any six-month period without Landlord's prior written consent.

**16. Assignment, Subletting, and Short-Term Rentals.** Tenant shall not assign this Lease, sublet the Premises, or offer the Premises for short-term, vacation, or platform rentals without Landlord's prior written consent. Consent to one assignment or sublease does not waive Landlord's right to approve future transfers.

**17. Parking and Vehicles.** Parking is permitted only as described in this Lease or a written parking addendum. Vehicles must be licensed, operable, maintained in good condition, and parked only in authorized areas. Landlord may tow or remove unauthorized or noncompliant vehicles as permitted by law.

**18. Smoking and Odors.** Smoking, vaping, burning incense, or use of any product that creates smoke or persistent odor is prohibited in the Premises, common areas, balconies, patios, garages, and grounds unless Landlord states a different written rule. Tenant is responsible for smoke-related cleaning, odor remediation, and damage as permitted by law.

**19. Noise and Neighboring Properties.** Tenant shall not make or permit excessive noise, odors, vibrations, or disturbances that interfere with the peaceful enjoyment of other residents, neighbors, or Landlord.

- 20. Compliance with Laws and Rules.** Tenant shall comply with all applicable laws, ordinances, condominium or association rules, and reasonable Landlord rules that apply to the Premises. Attached Rules and Regulations are part of this Lease.
- 21. Personal Property and Abandoned Items.** Landlord is not responsible for Tenant’s personal property except as required by law. If Tenant vacates or is evicted and leaves personal property, Landlord may treat it as abandoned and dispose of it as allowed by Wisconsin law, subject to special rules for prescription medication, prescription medical equipment, titled vehicles, mobile homes, and other protected property.
- 22. Casualty Damage.** If fire, flood, or other casualty makes the Premises untenantable, the parties’ rights and obligations will be governed by Wisconsin law and this Lease. Rent will abate only to the extent required by law or agreed in writing.
- 23. Early Move-Out and Mitigation.** If Tenant vacates before the end of the Term without legal justification or written agreement, Tenant remains responsible for rent and damages as permitted by law, subject to Landlord’s duty to mitigate damages.
- 24. Default and Remedies.** A breach of this Lease or any addendum may result in notices, charges, termination of tenancy, eviction by judicial process, and other remedies available under Wisconsin law. Nothing in this Lease authorizes Landlord to evict or exclude Tenant except by lawful judicial eviction procedures.
- 25. Electronic Communications.** The parties may use electronic documents, email, and electronic signatures to the extent allowed by federal and Wisconsin law. Default, termination, and eviction notices will be served only in a manner permitted by law.
- 26. Agency Notice.** Any property manager, rental agent, employee, or authorized representative acts on behalf of Landlord unless otherwise stated in writing.
- 27. Sex Offender Registry Notice.** Tenant may obtain information about the Wisconsin Sex Offender Registry from the Wisconsin Department of Corrections online or by phone.
- 28. Non-Retaliation and Victim-of-Crime Protections.** No provision in this Lease permits Landlord to retaliate against Tenant for contacting law enforcement, health, or safety services, or to terminate the tenancy based solely on the commission of a crime in or on the Premises if Tenant or a lawful resident is the victim of that crime.
- 29. Severability; Governing Law.** This Lease is governed by Wisconsin law. If any provision is void or unenforceable, the remaining provisions will remain enforceable to the fullest extent permitted by law.
- 30. Entire Agreement.** This Lease, the signed Nonstandard Rental Provisions, Rules and Regulations, and all signed addenda are the entire agreement between Landlord and Tenant concerning the Premises. Changes must be in writing and signed by Landlord and Tenant.

## Notice of Domestic Abuse Protections

**This notice is included under Wis. Stat. sec. 704.14:** 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: (a) a person who was not the tenant’s invited guest; or (b) a person who was the tenant’s invited guest, but the tenant has sought an injunction barring the person from the premises or provided a written statement to the landlord stating that the person will no longer be an invited guest and has not subsequently invited the person to be the tenant’s guest. 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. This notice is a summary; the specific statutory language governs.

## Attachments Incorporated Into Lease

Included	Attachment	Included	Attachment
[ ]	Nonstandard Rental Provisions	[ ]	Rules and Regulations
[ ]	Pet Addendum	[ ]	Wood Floor Addendum
[ ]	Smoke and Carbon Monoxide Detector Notice	[ ]	Municipal Smoke Alarm Addendum
[ ]	Lead-Based Paint Disclosure	[ ]	Move-In Condition Checklist
[ ]	Parking Addendum	[ ]	Other:

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**Signatures**

*By signing, the parties agree to the Lease and all checked addenda. Tenant acknowledges receipt of a copy of this Lease and all attachments.*

Landlord / Authorized Agent Signature: _____ Print Name/Title: _____ Date: _____ Email: _____	Tenant 1 Signature: _____ Print Name: _____ Date: _____ Email: _____
Tenant 2 Signature: _____ Print Name: _____ Date: _____ Email: _____	Tenant 3 Signature: _____ Print Name: _____ Date: _____ Email: _____
Tenant 4 Signature: _____ Print Name: _____ Date: _____ Email: _____	

# NONSTANDARD RENTAL PROVISIONS

Tenant should initial each provision that may be deducted from the security deposit or charged separately.

Landlord: *Barrales Properties, LLC* Tenant(s): \_\_\_\_\_ Premises: \_\_\_\_\_  
 \_\_\_\_\_ Initial Lease Term: \_\_\_\_\_

Tenant acknowledges that each initialed provision was specifically identified before signing and agrees that charges may be deducted from the security deposit or invoiced to Tenant to the extent permitted by law.

1. \_\_\_\_\_ **Late Fee.** If Tenant fails to deliver the full rent payment within five (5) days after the due date, Tenant will be charged a late fee of \$40.00 per occurrence.
2. \_\_\_\_\_ **Returned Payment Fee.** If any payment is returned, dishonored, stopped, reversed, or rejected for any reason, Tenant will be charged \$35.00 per occurrence plus actual fees or costs incurred by Landlord.
3. \_\_\_\_\_ **Unpaid Utilities.** If Tenant fails to pay a utility or service for which Tenant is responsible and Landlord becomes liable or the charge could become a lien against the property, Landlord may pay it and charge Tenant the actual amount plus \$25.00 per occurrence.
4. \_\_\_\_\_ **Insurance / Liability Program Charges.** If this Lease or the Rules require proof of renter's insurance and Tenant fails to provide acceptable proof, Landlord may charge Tenant the cost of any tenant liability program or administrative insurance charge actually incurred or disclosed in writing.
5. \_\_\_\_\_ **Keys, Garage Door Openers, and Parking Permits.** Tenant must return all keys, remotes, fobs, mail keys, permits, and access devices at move-out. Missing or replacement items may be charged at \$100.00 per occurrence plus actual replacement, rekeying, lock change, or programming costs.
6. \_\_\_\_\_ **Personal Items or Garbage in Common Areas.** If Tenant leaves personal property, garbage, recycling, furniture, or other items in hallways, yards, parking areas, porches, patios, or common areas not designated for that use, Tenant will be charged \$50.00 per occurrence plus actual removal, disposal, relocation, cleaning, and municipal fines.
7. \_\_\_\_\_ **Signs, Flags, Antennas, and Exterior Items.** Without Landlord's prior written consent, Tenant may not attach signs, flags, antennas, satellite dishes, cameras, lights, planters, or other items to the Premises or building exterior. Tenant will be charged \$50.00 per occurrence plus actual removal and repair costs.
8. \_\_\_\_\_ **Lawn Mowing and Snow Removal.** If Tenant is responsible for lawn care or snow/ice removal and fails to perform it within a reasonable time or as required by ordinance, Tenant will be charged \$100.00 per occurrence plus actual completion costs and any municipal fines.
9. \_\_\_\_\_ **Unauthorized Pets or Animal Care.** If Tenant keeps, boards, watches, or permits any animal on the property without a signed Pet Addendum or written approval, Tenant will be charged \$25.00 per day per animal plus actual cleaning, deodorizing, pest treatment, and repair costs. Payment of fees does not authorize the animal to remain.
10. \_\_\_\_\_ **Parking and Vehicle Violations.** Tenant must provide current vehicle information and park only in authorized areas. Inoperable, leaking, unlicensed, commercial, recreational, oversized, or improperly parked vehicles may be charged \$30.00 per day per violation and may be towed or removed at Tenant's expense as permitted by law.
11. \_\_\_\_\_ **Noise Disturbances.** Tenant will be charged \$50.00 per substantiated noise disturbance reported by neighbors, residents, Landlord, or law enforcement, in addition to any other remedies for breach of Lease.
12. \_\_\_\_\_ **Damage, Waste, Neglect, Pest Infestation.** Tenant is responsible for damage, waste, neglect, misuse, pest infestation caused or permitted by Tenant, and damage caused by Tenant's guests or invitees. Tenant will be charged Landlord's actual costs to repair, replace, treat, remediate, or restore the Premises beyond normal wear and tear.
13. \_\_\_\_\_ **Cleaning.** Tenant must maintain and return the Premises clean and sanitary, including appliances, fixtures, cabinets, bathrooms, flooring, windows, and assigned storage or parking areas. Tenant will be charged actual cleaning costs for conditions beyond normal wear and tear.
14. \_\_\_\_\_ **Carpet and Flooring.** Tenant must maintain carpets and flooring and return them in substantially the same condition as at move-in, normal wear and tear excepted. Tenant will be charged actual costs to clean, repair, deodorize, refinish, or replace flooring damaged beyond normal wear and tear.
15. \_\_\_\_\_ **Wall Hangings and Adhesives.** Tenant may not use adhesives, putty, command strips, double-sided tape, screws, anchors, or excessive nails without Landlord's written consent. Tenant will be charged actual costs to restore walls, ceilings, trim, doors, or surfaces beyond normal wear and tear.
16. \_\_\_\_\_ **Unauthorized Modifications.** If Tenant alters, paints, installs fixtures, changes locks, mounts items, changes landscaping, or otherwise modifies the Premises without written approval, Tenant will be charged actual costs to remove the modification and restore the Premises.

**17. \_\_\_\_\_ Smoking, Vaping, Odors, and Fire Damage.** Smoking, vaping, burning incense, or creating smoke or persistent odors is prohibited unless expressly allowed in writing. Tenant will be charged actual costs for odor treatment, sealing, painting, cleaning, replacement, remediation, and repair caused by smoke, vaping, fire, ash, burns, or odors.

**18. \_\_\_\_\_ Abandoned Property Removal.** If Tenant leaves personal property after vacating, eviction, or sheriff removal, Tenant will be charged actual costs to remove, store, move, sell, recycle, or dispose of the property to the extent permitted by law.

**19. \_\_\_\_\_ Failure to Vacate / Holdover.** If Tenant remains in possession after the Lease expires or tenancy terminates without Landlord’s written consent, Tenant will be liable for holdover rent, actual damages, lost rent, and statutory damages to the extent permitted by law.

**20. \_\_\_\_\_ Re-Rental and Mitigation Costs.** If Tenant unjustifiably vacates early or is removed for nonpayment or breach, Tenant will be responsible for amounts permitted under Wis. Stat. sec. 704.29 and applicable law, including reasonable re-rental costs, advertising, turnover costs, and rent loss subject to mitigation.

**21. \_\_\_\_\_ Access After Proper Notice.** If Tenant denies, delays, or interferes with lawful access after proper notice or after authorizing repairs, Tenant will be charged \$50.00 per occurrence plus actual damages, contractor cancellation fees, trip charges, and costs caused by the denial.

**22. \_\_\_\_\_ Entry for Photographs and Marketing.** Upon at least seventy-two (72) hours’ advance notice, Landlord may enter at reasonable times to photograph or video the Premises for appraisal, insurance, repair, listing, marketing, or documentation purposes. Tenant will be charged \$50.00 per occurrence plus actual costs if Tenant unlawfully denies access after proper notice.

**23. \_\_\_\_\_ Landlord’s Actual Costs.** Actual costs incurred by Landlord include materials, invoices, third-party charges, municipal fees, and Landlord labor at \$50.00 per hour for work reasonably performed to remedy Tenant responsibility.

**24. \_\_\_\_\_ Invoices and Deposit Shortfall.** If charges are not deducted from the security deposit or the deposit is insufficient, Tenant agrees to pay Landlord’s invoice upon receipt, subject to Tenant’s rights under applicable law.

**25. \_\_\_\_\_ Forwarding Address for Deposit.** Tenant designates the following payee and forwarding address for the security deposit refund, if any: Name: \_\_\_\_\_ Address: \_\_\_\_\_ . Any change must be signed by all Tenants.

**26. \_\_\_\_\_ Additional Provisions.**

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### Signatures - Nonstandard Rental Provisions

*By signing, the parties agree to the Lease and all checked addenda. Tenant acknowledges receipt of a copy of this Lease and all attachments.*

<p>Barrales Properties, LLC / Authorized Agent</p> <p>Signature: _____ Print Name/Title: _____ Date: _____ Email: _____</p>	<p>Tenant 1</p> <p>Signature: _____ Print Name: _____ Date: _____ Email: _____</p>
<p>Tenant 2</p> <p>Signature: _____ Print Name: _____ Date: _____ Email: _____</p>	<p>Tenant 3</p> <p>Signature: _____ Print Name: _____ Date: _____ Email: _____</p>
<p>Tenant 4</p> <p>Signature: _____ Print Name: _____ Date: _____ Email: _____</p>	

# RULES AND REGULATIONS

These Rules are part of the Lease and apply to Tenant, occupants, guests, invitees, and persons under Tenant's control.

Landlord: *Barrales Properties, LLC*    Tenant(s): \_\_\_\_\_    Premises:  
 \_\_\_\_\_    Initial Lease Term: \_\_\_\_\_

## General

1. Tenant is responsible for the conduct of all occupants, family members, guests, invitees, service providers, and persons under Tenant's control.
2. Rules are intended to protect the property, residents, neighbors, Landlord, and Landlord's agents. A violation may be a material breach of the Lease.
3. Landlord may adopt additional reasonable rules for the property after notice to Tenant.
4. Landlord's failure to enforce a rule once does not waive Landlord's right to enforce it later.

## Use of Property

1. The Premises may be used only as a residence for the persons listed in the Lease and approved occupants.
2. No business, daycare, lodging, short-term rental, garage sale, commercial storage, or illegal activity may be operated from the Premises without Landlord's written consent.
3. Tenant may not keep hazardous, flammable, corrosive, explosive, or dangerous materials on the property except ordinary household products used safely and in reasonable amounts.
4. Tenant may not use or store pools, hot tubs, trampolines, fire pits, fireworks, space heaters, unattended candles, fuel tanks, or similar risk items without written approval.
5. Basements, attics, garages, storage areas, and common areas may not be used as living or sleeping quarters unless Landlord specifically authorizes in writing.

## Appearance and Upkeep

1. Tenant shall keep the Premises clean, safe, and sanitary and shall promptly remove garbage and recycling to designated containers.
2. Tenant may not store garbage, recycling, indoor furniture, boxes, mattresses, appliances, or personal property on porches, balconies, lawns, parking areas, hallways, or common areas except in assigned areas.
3. Window coverings must be appropriate blinds, curtains, or shades; sheets, blankets, towels, foil, cardboard, or similar materials are not allowed as regular window coverings.
4. Tenant shall replace interior light bulbs with correct wattage and promptly report appliance, plumbing, electrical, pest, moisture, mold, or maintenance concerns.
5. If the Premises is a single-family home or if checked in the Lease, Tenant is responsible for lawn care, leaf removal, snow and ice removal, and exterior upkeep required by ordinance or Landlord rules.

## Modifications, Locks, and Keys

1. Tenant may not paint, stain, varnish, wallpaper, install fixtures, drill into exterior surfaces, change landscaping, or otherwise alter the property without written consent.
2. Tenant may not change, add, remove, or rekey locks, gates, windows, mailboxes, smart locks, garage openers, or access devices without written consent. If approved, Tenant must provide Landlord a working key or access code within twenty-four (24) hours.
3. Tenant may not give keys, fobs, codes, parking permits, or access devices to anyone not listed on the Lease without Landlord's written consent.

## Plumbing, Laundry, and Water

1. Tenant may not flush or place wipes of any kind, diapers, feminine products, condoms, grease, oils, dental floss, cotton swabs, paper towels, chemicals, glass, metal, or similar items in toilets, drains, sinks, or disposals.
2. Tenant must immediately report leaks, running toilets, clogged drains, sewer backups, moisture intrusion, or plumbing problems.
3. Laundry may be done only in designated areas and during posted hours or reasonable hours, unless Landlord approves otherwise.

Noise, Odors, and Common Areas

- 1. Tenant may not create noise, music, vibration, odors, smoke, or disturbances that interfere with others' comfort or peaceful enjoyment.
2. Tenant may not loiter, congregate, play, store items, or obstruct hallways, stairways, basements, garages, driveways, laundry areas, or storage rooms.
3. Exterior doors, garage doors, and doors to common areas must be kept closed and locked when not in active use.

Guests

- 1. Tenant is responsible for all guests and invitees.
2. No guest may reside at the Premises beyond the guest limits stated in the Lease without written consent.
3. Landlord may require any unauthorized occupant or guest who violates the Lease or Rules to leave the property to the extent permitted by law.

Grilling and Fire Safety

- 1. No grilling is allowed on balconies, inside buildings, or within ten (10) feet of any building unless local law and Landlord rules allow it in a designated area.
2. Gas tanks, charcoal, lighter fluid, and grilling materials may not be stored indoors.
3. Fire pits, bonfires, open flames, fireworks, and sparklers are prohibited unless Landlord gives written approval and applicable law allows them.

Insurance

- 1. Tenant must obtain and maintain renter's insurance throughout the Term with personal property coverage and liability coverage of at least \$100,000.00, preferably \$300,000.00 or more, from a carrier licensed in Wisconsin.
2. Tenant shall provide proof of insurance before move-in and upon renewal or Landlord request. Landlord should be listed as an additional interested party or additional insured if permitted by the carrier.
3. Landlord's insurance does not cover Tenant's personal property, relocation expenses, temporary housing, liability, or other losses that are Tenant's responsibility.

Vehicles and Parking

- 1. Only vehicles authorized by Landlord may park on the property, and only in assigned or designated areas.
2. Tenant and guests may not park in other tenants' spaces, fire lanes, lawns, sidewalks, driveways, loading areas, or restricted areas.
3. Vehicles must be operable, licensed, insured, and free from fluid leaks. Repairs, washing, storage, and commercial or recreational vehicles are prohibited unless Landlord approves in writing.

Additional Rules

- 1.
2.
3.

By signing, the parties agree to the Lease and all checked addenda. Tenant acknowledges receipt of a copy of this Lease and all attachments.

Table with 2 columns: Barrales Properties, LLC / Authorized Agent and Tenant 1. Rows for Signature, Print Name/Title, and Date.

Email: _____	Email: _____
Tenant 2 Signature: _____ Print Name: _____ Date: _____ Email: _____	Tenant 3 Signature: _____ Print Name: _____ Date: _____ Email: _____
Tenant 4 Signature: _____ Print Name: _____ Date: _____ Email: _____	

# PET ADDENDUM

Use only when Landlord has approved a pet or animal in writing.

Landlord: *Barrales Properties, LLC* Tenant(s): \_\_\_\_\_ Premises: \_\_\_\_\_  
Initial Lease Term: \_\_\_\_\_

**1. Approval Limited to Listed Pet.** Only the pet(s) listed below may be kept on the Premises. Approval is not transferable to any other animal and may be revoked for violation of this Addendum, subject to applicable law.

**2. Tenant Responsibility.** Tenant is responsible for all damage, injury, stains, odors, noise, waste, pest treatment, cleaning, and claims caused by the pet, except to the extent caused by Landlord’s negligence or as otherwise required by law.

**3. Pet Rules.** Tenant shall keep the pet under control, prevent nuisance barking or odors, clean up waste immediately, comply with licensing and vaccination laws, and not leave food or water in common areas. Dogs must be leashed in common areas; cats must not roam common areas; other animals must be properly caged or controlled.

Kind	Breed / Type	Color	Name	Age	Weight

**4. Pet Deposit and Pet Rent.** Pet Deposit: \$ \_\_\_\_\_ due before the pet enters the Premises. Pet Rent: \$ \_\_\_\_\_ per month, due with Rent. Pet rent is additional rent and is nonrefundable unless required otherwise by law.

**5. Tenant Initials - Damage and Odor Liability.** \_\_\_\_\_ Tenant acknowledges that pet stains, pet odors, scratching, chewing, pest infestation, and related damage are not normal wear and tear. Landlord may charge actual costs for cleaning, repair, deodorizing, treatment, replacement, and remediation to the extent permitted by law.

**6. Assistance Animals.** Nothing in this Addendum limits rights or obligations under fair housing or disability accommodation laws. Assistance animals approved as a reasonable accommodation are not pets and are subject to applicable accommodation rules and documentation requirements.

**7. Other Terms.**

\_\_\_\_\_

### Signatures - Pet Addendum

*By signing, the parties agree to the Lease and all checked addenda. Tenant acknowledges receipt of a copy of this Lease and all attachments.*

<p>Barrales Properties, LLC / Authorized Agent</p> <p>Signature: _____ Print Name/Title: _____ Date: _____ Email: _____</p>	<p>Tenant 1</p> <p>Signature: _____ Print Name: _____ Date: _____ Email: _____</p>
<p>Tenant 2</p> <p>Signature: _____ Print Name: _____ Date: _____ Email: _____</p>	<p>Tenant 3</p> <p>Signature: _____ Print Name: _____ Date: _____ Email: _____</p>
<p>Tenant 4</p> <p>Signature: _____ Print Name: _____ Date: _____ Email: _____</p>	

# WOOD FLOOR ADDENDUM

Use if the Premises contain hardwood, engineered wood, or similar flooring.

Landlord: *Barrales Properties, LLC*    Tenant(s): \_\_\_\_\_    Premises: \_\_\_\_\_  
Initial Lease Term: \_\_\_\_\_

**1. Care Requirements.** Tenant shall protect wood floors from scratches, standing water, chemicals, grit, and excessive wear.

- 1. Do not drag furniture or heavy items across wood floors.
- 2. Use felt or furniture pads under furniture and replace pads when worn.
- 3. Clean spills immediately; do not allow standing water or pet accidents to remain on flooring.
- 4. Do not wet mop wood floors; use only a slightly damp mop and products approved for wood flooring.
- 5. Do not use wax, oil soap, steam mops, abrasive cleaners, or harsh chemicals.
- 6. Use rugs or mats in high-traffic areas, but do not use rubber-backed mats that can discolor flooring.
- 7. Keep sand, dirt, and grit off floors; these materials can act like sandpaper.
- 8. Do not leave windows or patio doors open where rain or snow can contact flooring.
- 9. Use care with high heels, hard-soled shoes, pet nails, rolling chairs, and furniture legs.

**Tenant Initials - Damage.** \_\_\_\_\_ Tenant acknowledges that damage caused by failure to follow these procedures, including scratches, gouges, swelling, warping, discoloration, pet damage, or water damage, is not normal wear and tear. Tenant will be charged actual costs to repair, refinish, or replace damaged flooring to the extent permitted by law.

*By signing, the parties agree to the Lease and all checked addenda. Tenant acknowledges receipt of a copy of this Lease and all attachments.*

Barrales Properties, LLC / Authorized Agent  Signature: _____ Print Name/Title: _____ Date: _____ Email: _____	Tenant 1  Signature: _____ Print Name: _____ Date: _____ Email: _____
Tenant 2  Signature: _____ Print Name: _____ Date: _____ Email: _____	Tenant 3  Signature: _____ Print Name: _____ Date: _____ Email: _____
Tenant 4  Signature: _____ Print Name: _____ Date: _____ Email: _____	

# SMOKE AND CARBON MONOXIDE DETECTOR NOTICE

Wisconsin residential detector responsibilities

Premises: \_\_\_\_\_ Unit: \_\_\_\_\_ City: \_\_\_\_\_

**1. Smoke Detectors.** Landlord shall install smoke detectors required by law in the Premises and common areas. Tenant shall maintain smoke detectors in the Premises and shall immediately give Landlord written notice if a detector is not functional or needs maintenance. Landlord shall provide required maintenance after written notice as required by law.

**2. Carbon Monoxide Detectors.** Landlord shall install carbon monoxide detectors required by law. Tenant shall maintain CO detectors in the Premises if the Premises is a one- or two-family dwelling and shall provide written notice if a CO detector is not functional or has been removed. In buildings with three or more units, Landlord is responsible for CO detector maintenance as required by law.

**3. No Tampering.** Tenant and occupants shall not tamper with, remove, damage, disconnect, disable, cover, or remove batteries from any smoke or carbon monoxide detector, except for lawful inspection, maintenance, or replacement.

**4. Acknowledgment.** Tenant acknowledges receipt of this Notice and agrees to test, maintain, and report detectors as stated above and as required by law.

## Optional Municipal Smoke Alarm Supplement

**Use if applicable:** [ ] City of Madison [ ] City of Middleton [ ] Other municipality:

\_\_\_\_\_. The parties acknowledge that local ordinances may require additional smoke alarm equipment, tenant education materials, annual acknowledgments, or signed municipal forms. Landlord and Tenant shall complete any municipality-specific form required for the Premises.

**Madison supplement summary, if checked:** Owner responsibilities may include installing qualifying alarms, replacing batteries at lease renewal or annually, replacing damaged or missing alarms, providing maintenance/testing instructions, providing fire safety materials, and completing the city owner/tenant agreement. Tenant responsibilities may include monthly testing, written notice of inoperable alarms, and signing the owner/tenant agreement. No person may tamper with or render an alarm inoperable.

*By signing, the parties agree to the Lease and all checked addenda. Tenant acknowledges receipt of a copy of this Lease and all attachments.*

<p>Owner / Authorized Agent</p> <p>Signature: _____  Print Name/Title: _____  Date: _____  Email: _____</p>	<p>Tenant 1</p> <p>Signature: _____  Print Name: _____  Date: _____  Email: _____</p>
<p>Tenant 2</p> <p>Signature: _____  Print Name: _____  Date: _____  Email: _____</p>	<p>Tenant 3</p> <p>Signature: _____  Print Name: _____  Date: _____  Email: _____</p>
<p>Tenant 4</p> <p>Signature: _____  Print Name: _____  Date: _____  Email: _____</p>	

# LEAD-BASED PAINT DISCLOSURE

Required for most residential housing built before 1978

Use this Addendum only if the Premises is target housing built before 1978 or if otherwise recommended by counsel. Premises: \_\_\_\_\_

## 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 taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

## Landlord Disclosure

**Known lead-based paint or lead-based paint hazards:**  Landlord has no knowledge of lead-based paint or lead-based paint hazards.  Landlord has knowledge described here:

\_\_\_\_\_

**Records and reports:**  Landlord has no available records or reports.  Landlord has provided the following records/reports to Tenant:

\_\_\_\_\_

## Tenant Acknowledgments

Tenant has received copies of all information listed above, if any.

Tenant has received the EPA-approved pamphlet Protect Your Family From Lead in Your Home or an equivalent EPA-approved pamphlet.

Tenant has had the opportunity to review this disclosure before becoming obligated under the Lease.

## Certification

The undersigned certify that the information provided above is true and accurate to the best of their knowledge and that they have complied with applicable disclosure requirements.

### Signatures - Lead-Based Paint Disclosure

*By signing, the parties agree to the Lease and all checked addenda. Tenant acknowledges receipt of a copy of this Lease and all attachments.*

<p>Landlord / Authorized Agent</p> <p>Signature: _____ Print Name/Title: _____ Date: _____ Email: _____</p>	<p>Tenant 1</p> <p>Signature: _____ Print Name: _____ Date: _____ Email: _____</p>
<p>Tenant 2</p> <p>Signature: _____ Print Name: _____ Date: _____ Email: _____</p>	<p>Tenant 3</p> <p>Signature: _____ Print Name: _____ Date: _____ Email: _____</p>
<p>Tenant 4</p> <p>Signature: _____ Print Name: _____ Date: _____ Email: _____</p>	

# MOVE-IN CONDITION CHECKLIST

Tenant may use this form to document existing conditions within seven (7) days after occupancy begins.

Tenant(s): \_\_\_\_\_ Premises: \_\_\_\_\_ Move-in Date: \_\_\_\_\_

Area	Item	Condition / Comments at Move-In	Tenant Initials
Entry / Hall	Locks, doors, trim, lights		
Living Room	Walls, floors, windows, screens, outlets		
Kitchen	Appliances, sink, cabinets, counters, flooring		
Bathroom 1	Tub/shower, toilet, sink, fan, fixtures		
Bathroom 2	Tub/shower, toilet, sink, fan, fixtures		
Bedroom 1	Walls, floors, windows, screens, closet		
Bedroom 2	Walls, floors, windows, screens, closet		
Bedroom 3	Walls, floors, windows, screens, closet		
Laundry	Washer/dryer, hookups, vents, floor		
Basement / Storage	Walls, floor, moisture, assigned area		
Garage / Parking	Door/opener, assigned stall, condition		
Exterior	Porch, patio, yard, mailbox, garbage/recycling		
Detectors	Smoke/CO detectors present and working		
Keys / Access	Keys, fobs, remotes, mailbox keys received		
Other	Additional notes		

Tenant return date: \_\_\_\_\_ Tenant signature(s): \_\_\_\_\_