

Rules and Regulations**Property Name**

Name of Tenant(s): _____

ADDRESS: Property Address Apt. # _____
Milwaukee, WI 53202

GENERAL

- 1 These rules are for the comfort and convenience of all tenants and to insure proper use and care of the property as well as to insure the protection of the landlord, his employees, other tenants and neighbors.
- 2 Tenant will be responsible for the conduct of any and all family members, guests, invitees, and/or others under tenant's control.
- 3 The term "tenant" is defined broadly and includes, all persons named in the rental agreement, their family members, guests, invitees, and/or others under their control.
- 4 Landlord will not tolerate criminal activity or any other activity that disturbs others or damages the property.
- 5 Landlord has the right to make other reasonable rules and regulations as may be necessary for the safety of others and the property.
- 6 A violation of these rules and regulations constitutes a material breach of tenant's rental agreement and may result in termination of tenancy and eviction.
- 7 These rules and regulations will be enforced strictly and without exception.

USE OF THE PROPERTY

- 8 The term "property" is defined broadly and includes, but is not limited to, the home or apartment building, individual rental units, common areas, grounds upon which the home or apartment building is located, and any other associated physical structures.
- 9 The property is to be used as a personal residence only and is for the individuals listed on the rental agreement only.
- 10 The property shall not be used to operate any form of business for any reason, including but not limited to, a child-care facility.
- 11 The property shall not be used for any illegal activity whatsoever or for any activity that in the opinion of the landlord will damage the property.
- 12 Tenant shall not do anything in the premises or on the property that may increase the risk of fire or compromise safety, increase the landlord's insurance premiums, or which would be a violation of state or local laws or regulations.
- 13 Tenant shall not keep any hazardous items inside of the property, including but not limited to: lighter fluid, gasoline, kerosene, propane, paint thinner, acetone, or other volatile materials.
- 14 No rummage sales, or sales of any kind, may be held on the property without prior written consent of landlord.
- 15 No car washes, for profit or otherwise, may be held on the property without prior written consent of landlord.
- 16 Tenant agrees to use all appliances, fixtures, and equipment in a safe manner and only for the purpose for which it was intended.
- 17 Tenant agrees not to destroy, deface, damage, or remove, any part of the property.

APPEARANCE & UPKEEP OF PROPERTY

- 18 Tenant shall not allow any sign, advertisement, or notice to be placed inside or outside the rental unit or on the property without the prior written consent of landlord. There are to be no rummage and/or furniture sales without written permission from Landlord.
- 19 Tenant shall use only appropriate window coverings, such as drapes or blinds. Rugs, towels, blankets, or sheets are not allowed.
- 20 Tenant agrees to keep the rental unit in a clean, safe and sanitary condition and not litter the property.
- 21 Tenant is responsible for replacing any light bulbs within the rental unit. Tenant shall only use proper wattage of bulb as specified on the light fixture.
- 22 Tenant is responsible for replacing any batteries for smoke alarm and carbon monoxide detectors located within the rental unit.
- 23 Tenant agrees to regularly and properly dispose of garbage and recyclable materials and to place such items in the proper receptacles provided for that purpose.
- 24 Neither garbage nor recyclable materials shall be kept on the porch, common areas, or grounds. Tenant agrees to comply with any and all laws, ordinances and/or regulations regarding the collection, sorting, separation, and recycling of materials.
- 25 If tenant wishes to dispose of any large items, it is the responsibility of tenant to make special arrangements in accordance with local ordinances and laws, to dispose of such items. Any charges incurred by landlord as a result of tenant's failure to comply with the above will be the responsibility of the tenant.
- 26 Tenant agrees to keep all personal property within the rental unit or other assigned areas. Personal property shall not be kept in common areas or on the grounds and will be immediately removed and disposed of by landlord. Any costs incurred by landlord to remove tenant's property will be the tenant's responsibility.
- 27 Tenant shall cooperate with the landlord to keep the common areas and grounds in a safe and clean condition.
- 28 Tenant agrees to promptly notify landlord of any maintenance or repair issues.

MODIFICATIONS TO PROPERTY

- 29 Tenant is prohibited from making any alterations, additions, or improvements to the inside or outside of the property, including but not limited to, painting, varnishing, wallpapering, or installing any fixtures, without the prior written consent of Landlord.
- 30 Should tenant make any alterations, additions, or improvements in violation of the above, landlord may immediately remove it and tenant will be responsible for all costs incurred by landlord to return the property to its original condition.
- 31 Tenant is not authorized to instruct any contractors hired by landlord to provide any additional services not previously authorized by landlord.

DAMAGE TO THE PROPERTY

- 32 If the property is damaged as a result of intentional acts, negligence, carelessness, or misuse by tenant, tenant will be responsible for the repairs costs incurred by landlord.
- 33 Tenant must reimburse landlord for any repair costs within fifteen (15) days of demand.

34 **A VIOLATION OF THE ABOVE RULES AND REGULATIONS SHALL CONSTITUTE A MATERIAL VIOLATION OF TENANT'S RENTAL AGREEMENT AND IS GOOD CAUSE FOR TERMINATION OF TENANCY AND EVICTION OF TENANT.**

TENANT

36 Signature: _____ 1/1/2016 _____ 1/1/2016
 _____ Date _____ Date

LANDLORD/AGENT

37 Signature: _____ 1/1/2016 _____ 1/1/2016
 Lindsey Bortner Date _____ Date

Rules and Regulations

CHANGING LOCKS

- 38 Tenant will not install additional or different locks or gates on any doors or windows in the property without the prior written consent of landlord.
- 39 If landlord approves tenant's request to install or change locks, tenant agrees to provide landlord with a new key within twenty four (24) hours.
- 40 Tenant will be responsible for any repairs costs incurred by landlord to gain entry to property if tenant does not provide landlord with a new key or keyless entry code within twenty four (24) hours.
- 41 Tenant shall not give any keys or keyless entry codes to the property to any person other than those listed on the rental agreement without the prior written consent of landlord.

PLUMBING

- 42 Tenant will be responsible for the cost of any and all plumbing repairs resulting from improper use of plumbing facilities by the tenant. Tenant will not dispose cloth, metal, glass, wool, plastic, condoms, feminine hygiene products, or similar items in the toilet, sink, or garbage disposal.
- 43 Tenant will immediately report to landlord in writing if any pipes or faucets are leaking or if any toilet continues to run.
- 44 Tenant will not leave water running except during actual use.
- 45 Tenant will only do laundry in designated areas unless otherwise approved by landlord.

SMOKING

- 46 No smoking is allowed in interior common areas, including but not limited to hallways, basement, laundry room, etc. at any time unless otherwise indicated in writing by landlord. Any damage to the property as a result of tenant's smoking will be the tenant's responsibility.

WATERBEDS

- 48 No furniture filled with liquid, including but not limited to waterbeds, is allowed on the property without the prior written approval of landlord.

LOITERING

- 49 Tenant or Tenant's guests will not loiter, congregate, or play in common areas of the building, including but not limited to the hallways, stairways, basement, garages, storage areas, and driveways.

NOISES & ODORS

- 50 Tenant will not make or permit noises or acts that will disturb the right or comfort of other tenants and/or neighbors. Tenant agrees to keep the volume of any radio, stereo, television, computer, musical instrument, or any other device at a level that will not disturb other tenants or neighbors.

GUESTS

- 51 Tenant is responsible for the conduct of any and all guests.
- 52 No guest shall remain overnight in the property for more than two (2) weeks per month without the prior written consent of landlord.
- 53 No guest shall remain on the property unless tenant is also present.

PETS

- 54 Pets are not permitted on the property at any time without the prior written consent of the landlord.

GRILLING

- 55 No grilling is allowed within ten (10) feet of the property.
- 56 No grilling is allowed on any balcony or porch.
- 57 Only covered grills are allowed to be used - no fire pits or bonfires allowed.
- 58 Any grilling materials must be removed from common areas and/or grounds after use.
- 59 Indoor storage of gas grills, gas tanks, charcoal, or lighter fluid is prohibited.

SUBLETTING / ASSIGNMENT

- 60 Tenant is not allowed to sublet or assign the rental unit, or any part of it, without the prior written consent of landlord.

VEHICLES

- 61 Only vehicles authorized by landlord may be parked on property.
- 62 Tenant must register the license plate number, model, and make of tenant(s) vehicle(s).
- 63 Vehicles of tenant's guests must be parked in designated spaces, if any, otherwise they must be parked on the street.
- 64 Tenant's guests or invitees may not park their vehicles in other tenant's parking spaces.
- 65 Tenant shall not park any unregistered, unlicensed, or inoperable vehicles on the property.
- 66 Tenant shall not park any commercial or recreational vehicles on the property without the prior written consent of landlord.
- 67 At no time is tenant allowed to repair vehicles on the property, including but not limited to, changing flat tires and/or changing oil.
- 68 Any unauthorized, unregistered or inoperable vehicles on the property may be ticketed and/or towed.
- 69 Tenant shall not drive any vehicle on the grass or sidewalk at any time.
- 70 Vehicles must be maintained in reasonably good repair and shall not drip fluids or cause damage to landlord's property.
- 71 If tenant's vehicle causes any damage to the property, such costs to repair, will be the tenant's responsibility.
- 72 Tenant shall not wash any vehicles on the property without the prior written consent of landlord.

INSURANCE

- 73 It is tenant's responsibility to obtain insurance coverage for their personal property stored on the property. Landlord shall not be responsible for any loss or damage to tenant's property unless the loss or damage was the result of landlord's acts or omissions.

ADDITIONAL RULES AND REGULATIONS:

- 74 It is the responsibility of all new Tenants to have the necessary utilities placed in their name on date of occupancy.
- 75 Tenant shall not allow any live Christmas trees in apartments unless written permission is given by Landlord.
- 76 Tenant shall not open windows and storm windows in winter in such a fashion as to allow heat to escape continuously for over 15 minutes or in the summer to allow rain to enter.
- 77 The streets, sidewalks, entrances, halls, stairways, porches, and fire escapes shall not be blocked or used by the Tenant for any purpose other than going in or out of the building. These common areas shall not be used for storage of any personal items of the tenant, including bicycles. This also applies to common areas in garages and basements if applicable.
- 78 Resident shall not interfere with any part of the heating, lighting, refrigeration, plumbing or cooling systems, or controls in the building.
- 79 For safety reasons, no outside radio or television antenna or air-conditioner shall be installed by the Tenant without receiving the written consent of the Landlord. Landlord may remove such property and charge the cost of the Tenant.
- 80 Tenant must notify Landlord before Tenant leaves premises unoccupied for a period of seven (7) days or longer.