

<u>Lease Date</u> _____	<u>Lease Term</u> From 3pm on _____ to 11am on _____	<u>Monthly Rent</u> \$ _____. If received by the <u>1st</u> day of the month, if received after that day, the rent due shall increase by \$50.00 for that month.	Unit Code: Security Deposit: \$ _____ Paid by: At Lease Signing
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0 Parking spaces(s) is included with unit, location shall be determined by lessor/manager _____

RESIDENTIAL LEASE

Parties Premises Term Rent It is mutually agreed by and between Solochek Investments LLC (Lessor), and _____ (Lessee) jointly and severally, that Lessor does hereby lease to Lessee the following described premises in the State of Wisconsin **Property Address UNIT, Milwaukee, WI. 53202** the term and rent described above. First months rent is due and payable on the first day of January 2014, and the entire monthly rent shall be paid on the first day of each month thereafter. If this is a month-to-month lease or if by operation of the terms hereof a month-to-month tenancy is created hereunder, Lessee agrees not to vacate the premises during the months of November, December, January and February; if Lessee vacates in violation hereof, it will be treated as a sub-lease and Lessee shall pay for any rent loss and utility costs during those months.

Residents There shall be no more than 1 adult and 0 children living in the premises during Lessee's tenancy.

Place of Payment Payments hereunder are to be made ONLINE via the TENANT PORTAL, unless otherwise agreed upon in writing. All notices and papers for Lessor shall be sent to Solochek Investments at 3141 S. Quincy Ave., Milwaukee, WI 53207, Lessor's business address, or such other place as Lessor shall designate in writing.

Heat & Utilities **Lessor** is to furnish heat at his/her expense. If Lessee is responsible for furnishing heat, Lessee agrees to maintain a reasonable amount of heat in cold weather to prevent damage to water pipes, etc. Should any damage occur because of Lessee's failure hereunder, Lessee shall be held responsible for damage. **Lessee(s)** are responsible for their own gas and electric bills.; **Lessee(s)** shall pay sewer and water charges which may be separately metered, if not, they shall be prorated by the number of units in the building. Utility charges shall be considered as rent.

Renewal And Shortened Term The renewal of this lease is not automatic and tenancy beyond the term hereof shall be on a month-to-month basis under the terms and conditions of this lease. The term of this lease may be shortened in the event the premises are sold if the new owner provides Lessee at least 60 days notice of termination of tenancy. **Under any circumstances Lessee must give and Lessor must receive notice of termination of tenancy AT LEAST 60 DAYS prior to the last day of Lessee's final month of tenancy or this lease shall continue as a month-to-month tenancy.** The day of delivery of notice to Lessor shall not be counted as part of the notice period.

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 funds: Lessee waives interest on security deposit and on any pre-paid rent. **THE SECURITY DEPOSIT IS NOT RENT** and Lessee may not use it as rent, but is a deposit which will be returned to Lessee after he/she vacates premises and returns all keys to Lessor; premises must be left in clean condition and ready for the next occupant. By "clean condition and ready for the next occupant" is meant clean and the better of: (1) the condition of the premises when turned over to Lessee, 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 excepted). Lessee agrees to the assignment of security deposit to new Owner in the event of the sale of the property. All sums due under the lease may be set off against security deposit.

Lessee has Examined 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 endorsed by both parties on the reverse hereof and no representations as to the condition or state of repair have been made by Lessor except as noted and endorsed by both parties on the reverse hereof. Lessee shall have seven (7) days after the beginning of occupancy to inspect the premises and advise Lessor of any other damages which existed prior to his occupancy and/or in writing to request a list of physical damages or defects charged to the previous tenant(s) security deposit.

Lessee's Property Lessee is responsible for insuring his personal property and expressly waives any claim against Lessor for loss or damage thereto by reason of fire, theft, act of God or other cause (other than Lessor's conscious act or active negligence).

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 time or reasonable times on reasonable notice to inspect, repair, improve, show, or comply with applicable laws or regulations. Lessor may enter without notice at reasonable times upon consent or request of Lessee including a request of Lessee for maintenance services or when a health, safety or repair emergency exists; (3) To use the premises only for lawful residential purposes; (4) To obey all lawful orders, rules and regulations of all government authorities; (5) To leave all alterations or improvements to the premises for Lessor's benefit; (6) Not to assign this lease or sublet premises without prior written consent of Lessor; (7) To obey and abide by the Rules and Regulations printed on the reverse side hereof and the Non Standard Rental Provisions which are part of this lease as though fully set forth herein.

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 all the keys to Lessor. The burden of proof of delivery of such keys is on Lessee.

Breach of Lease In the event Lessee violates any of the terms of this lease, Lessor may serve the statutory five or 14 day notices as though Lessee's tenancy was a tenancy for one year or less. In the event Lessee is evicted for failure to abide by the terms of this lease, or otherwise leaves the subject premises prior to the expiration of this lease, he/she shall remain liable for all rental loss through the end of this lease as well as advertising costs and re-rent fee unless he/she is expressly released from such obligation by Lessor **IN WRITING**.

Waiver In the event either party defaults on any requirement of this lease and the other party fails to act on account of that default, the failure to act (waiver) shall relate only to the specific act of default. One or more such failures to act (waivers) by either party shall not constitute an amendment of this lease or an indication that later defaults shall result in a similar failure to act (waiver).

Rules See other side for Rules and Regulations

Pets **NO PETS ALLOWED OR VISITING PETS**

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

Lead and Recycling Lessee has received brochures on recycling and lead in the home (if applicable). Lessee agrees to abide by all City and State of Wisconsin recycling regulations and ordinances. Lessor has no knowledge of lead hazard on the premises.

Subordination Lessee acknowledges and agrees this lease is subordinate to any present or future mortgage on these premises.

Copy Lessee acknowledges that he has read and understands both sides of this document and that he has received a copy of it.

Notice of Domestic Abuse Protection (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:
 (a) A person who was not the tenant's invited guest.
 (b) A person who was the tenant's invited guest, but the tenant has done either of the following:
 1. Sought an injunction barring the person from the premises.
 2. 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 statutes governs in all instances.

SPECIAL: _____

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

LESSOR: _____ LESSEE: _____
 _____ (SEAL) X _____ (SEAL)
 Julie A. Solochek, Solochek Investments LLC X _____ (SEAL)

GUARANTORS OF LESSEE:

In consideration of Lessor's agreement to this lease, the undersigned guarantee(s) the payment of all amounts due under the lease and the performance of the covenants by Lessee.

X _____ (SEAL) X _____ (SEAL) X _____ (SEAL)
 Print Name _____ Print Name _____ Print Name _____

RULES AND REGULATIONS

Lessee, for himself and his social and business guests, agrees to abide by the following rules and regulations, which are part of the lease printed on the reverse hereof.

1. Painting and Decorating: Lessor must approve all painting (including colors) IN ADVANCE.
 - A. Natural woodwork will not be painted under any circumstance: paint drips and splatter will be removed immediately and completely.
 - B. Latex flat paint will be used on walls and ceiling in all rooms except bath and kitchen; enamel or latex semi-gloss will be used on painted woodwork everywhere and on walls and ceilings in bath and kitchen.
 - C. Under no circumstance will Lessor provide painting equipment (brushes, rollers, pans, ladder, etc.). These tools shall be provided by the Lessee.
 - D. Lessee shall not post signs or placards without Lessor's permission.

2. Maintenance – Yard – Halls – Etc. and General Rules.
 - A. Under Wisconsin law, tenants are responsible for minor repairs (including broken windows and screens) and for all repairs necessitated by their negligent actions.
 - B. Lessee is responsible for keeping the yard neat, clean and trimmed and for keeping sidewalks free of ice and snow. Lessee is also responsible for keeping common hallways clean and tidy. If garbage carts are provided, 1st floor tenant shall be responsible for moving carts to and from pick-up points required by City ordinance..
 - C. Lessee shall keep premises in a clean and tenantable condition at all times.
 - D. Lessee will save heat and avoid dust during heating months if furnace filters are regularly replaced, this is Lessee's responsibility.
 - E. **Pets.** Lessor must approve all pets in writing. If at any time Lessor for any reason whatever feels any pet to be objectionable or improper, Lessor shall have the right to require Lessee to remove pet from the premises and the Lessee shall continue to be responsible for all rent under the lease. Pets shall be kept away from maintenance, repair, and management personnel.
 - F. **Property left on premises.** Any property Lessee leaves on premises after vacating may be considered to be abandoned and may be disposed of by Lessor without liability.
 - G. **Locks, Keys, Entry.** Locks will not be changed or added without Lessor's permission. Lessor is to be given a copy of new lock key and lessee authorizes Lessor to enter premises in an emergency. If damage results to the premises because Lessor was not provided a key to new or added locks, Lessee agrees to pay for repair of said damages.
 - H. Lessee shall not disturb the neighbors or other Lessee's.
 - I. Lessee shall notify Lessor if Lessee leaves the premises for a period in excess of seven days and shall leave a lighted lamp in a window, which shall be visible from the street during any absence in excess of 48 hours.
 - J. **Appliances.** If Lessor provides appliances, they are provided for Lessee's convenience only and shall not be considered part of the premises for rental purposes. Lessee shall clean appliances inside and outside thoroughly and defrost refrigerator at the time of departure from premise. If provided by Lessor, appliances may be removed upon a 12-hour notice.
 - K. Lessee shall not keep waterbeds on premises.
 - L. Lessee shall do nothing which increases the risk of fire or explosion or which will affect the validity of the Standard Fire Insurance Policy of the State of Wisconsin.
 - M. Lessee shall supply light bulbs, fluorescent tubes and fuses used for their premises. Maximum of 15 amp. fuses shall be used in apartment circuits and maximum of 25 amp. fuses shall be used in electrical main circuits.
 - N. Lessee is responsible for informing Lessor in writing, within 3 days of any smoke detector malfunction, including the need for a new battery.

Notice: You may obtain information about the sex offender registry and person registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at www.widocoffenders.org or by phone at 877-234-0085.

Non Standard Rental Agreement

As part of the rental agreement (composed of the rental application, the residential lease with the rules and regulations and such other supplementary documentation as the parties executed) the undersigned tenant(s) agree to the following charges and costs which may be assessed the security deposit.

1. ___ The amount of rent due shall increase by \$50.00 for that month if full rent is not received on or before the 1st day of the month.
2. ___ \$35.00 fee for each non-sufficient fund or stopped payment checks dishonored by tenants bank.
3. ___ \$75.00 if all keys including mail key and garage door opener are not delivered to Lessor upon vacating.
4. ___ A \$200.00 re-rent fee and all costs and lost rent in the event that lessee departs and either party re-rents the premises prior to the agreed lease end date (or any extension thereof). Including but not limited to, advertising, signage, Lessor labor costs and rental commissions.
5. ___ \$10.00 if Lessor unlocks apartment due to lost, or forgotten keys.
6. ___ \$35.00 per hour for cleaning vacated units beyond one hour.
7. ___ Lessee agrees to have the carpets professionally cleaned upon vacating by a firm approved by Lessor, if a pet resides in the unit or, the carpet is stained and dirty beyond normal wear and tear.
8. ___ \$25.00/per hour to repaint walls and ceilings damaged by neglect, waste or improper painting by tenant.
9. ___ The request for maintenance work by tenant constitutes permission for management/maintenance personnel to enter premises at reasonable times to perform the needed repairs.
10. ___ Tenant will be charged the actual and reasonable cost of removal and storage of any personal property left on premises after vacating.
11. ___ A \$10.00 per incident of apartment windows found open during heating season.
12. ___ The above charges shall be treated as rent.
13. ___ No smoking in the building.
14. ___ If Lessee fails to permit access to unit after Lessor has properly complied with all notice provisions set forth in chapter 704 of Wisconsin Statutes and chapter ATCP 134 of the Wisconsin Administrative Code, Lessee will be assessed a fee of \$75.00 for EACH occurrence. Lessee will also be liable for any damages and/or costs incurred by Lessor as a result of Lessee's failure to allow access to unit. These fees and costs may be deducted from the Lessee's security deposit

I understand that if I fail to properly clean/repair my apartment upon departure I will be charged as outline above.

I understand that is this is a sub tenancy, (i.e. replacing an existing tenant); the subtenant agrees to assume any unsatisfied security deposit liabilities, which have accrued since the inception of the original lease.

I am aware, that I have 7 days after occupancy, to notify Lessor in writing of any damages, or needed repairs which existed prior to occupancy and my request in writing a list of physical damages or defects, if any, charged to the previous tenants security deposit.

All items identified, discussed and negotiated on _____(Date)

Tenant _____
Date

Tenant _____
Date

SOLOCHEK INVESTMENTS
3141 S. Quincy Ave.
Milwaukee, Wisconsin 53207
414-763-3589
solochekinvestments@gmail.com

PARKING LEASE

Address: Property Address # _____, Milwaukee, WI

The location of the parking space is determined by the management and subject to change as deemed necessary.

This parking lease follows the same terms and conditions outlined in your apartment lease. Parking Rent is considered part of the total rent due on or before the 1st of the month. Notice to vacate follows the same terms and agreements of your apartment lease.

Solochek Investments accepts no responsibility for the theft or damage to cars. You must carry your own auto insurance.

Lost or damaged garage door openers will be charged replacement cost of \$75.00 per opener.

This parking space is for the car listed below. No guest parking allowed. Please be advised that we ticket and have towed non-registered cars at the owner's expense.

Only cars and motorcycles and bikes are to occupy your parking space. All other goods found in your parking space will be disposed of without notice.

Lease term ____ / ____ / ____ through ____ / ____ / ____ at \$ _____ per month

Parking space # to be determined by manager at check in.

Make and year of auto _____ Color _____

License plate # _____

Telephone # _____

Address _____

Signed _____ Date _____

PET AGREEMENT

SOLOCHEK INVESTMENTS

3141 S. Quincy Ave.
Milwaukee, Wisconsin 53207

In the event of a violation of any of the following terms and conditions, the owner/management shall have the right to immediately cancel this agreement and require the pet owner/tenant to immediately remove the pet from the premises. Cancellation of this agreement will not imply a waiver of the tenant's responsibility for any damages.

Tenant's Name _____ Address _____

Owner/Management agrees to waive the pet restrictions of the rental agreement/lease provided that the tenant and pet owner agree to and meet The following terms and conditions:

1. Only the pet/pets listed and described below are authorized under this pet agreement. Additional or other pets must be approved by the Owner/management.
2. Pet/pets will not cause: danger, damage, nuisance, noise, health hazard, or soil the apartment/unit, premises, grounds, common areas, walks, Parking areas, landscaping or gardens. Tenant agrees to clean up after the pet and agrees to accept full responsibility and liability for any Damage, injury, or actions arising from or caused by his/her pets.
3. Tenant agrees to register the pet/pets in accordance with local laws and requirements. Tenant agrees to immunize the pet/pets in accordance With local laws and requirements.
4. Tenant warrants that the pet/pets is housebroken. Tenant warrants that the pet/pets has no history of causing physical harm to persons or Property, such as biting, scratching, chewing, etc., and further warrants that the pet/pets has no vicious history or tendencies.
5. The tenant agrees to observe the following regulations:

Dogs and Cats: Must be controlled at all times. Must be kept on a short leash while in common areas or on the grounds. Barking will not be tolerated in that it is considered to be a nuisance to other tenants. Proper disposal of cat litter (securely bagged) will be done on a frequent basis. Odors arising from cat litter will not be tolerated.

Birds: Birds will be properly caged. Seeds and droppings will be shielded or caught to prevent accumulation and/or damage to carpeting/floors.

Fish/Reptiles: Aquariums will not leak and will be cleaned regularly to prevent foul water and/or odors.

Other Terms: Veterinarian Certificate _____
Immunization _____ Spaying/Neutering _____

Pet Description:	Kind	Type or Breed	Color	Name	Age	Weight

Pet Fee/Deposit: Tenant agrees to pay the following pet deposit.....\$ _____
Monthly Pet Rent.....\$ _____

NOTICE ANY FEE OR DEPOSIT ABOVE SHALL NOT LIMIT THE TENANTS OBLIGATION

Date _____
Owner/Management Signature _____ Tenant Signature _____

Solocheck Investments
3141 S. Quincy Ave.
Milwaukee, WI 53207
414-763-3589
solocheckinvestments@gmail.com

CO-SIGNER AGREEMENT

Parent/guardian (co-signer) please fill out and sign this agreement

Name _____

Date of Birth _____ Social Security Number _____

Address _____

City _____ State _____ Zip Code _____

Phone Home (____) _____ Work (____) _____

Email _____

Place of Employment _____

Address _____

Dates of Employment _____ Position _____

Monthly Pay _____ Other Sources of Income _____

I authorize the checking of my credit and references now and in the future.

I agree to accept financial responsibility for my (relationship) _____

(Tenant's Name) _____

In the rental agreement between him/her and Solocheck Investments, in the event that the above named Tenant is unable to fulfill their financial obligations as agreed to per lease.

Signed _____ Date _____