

# WISCONSIN RESIDENTIAL RENTAL AGREEMENT

1 This Rental Agreement (also referred to as "Agreement") dated \_\_\_\_\_ is entered into by and between  
2 Landlord and Tenant (singular whether one or more) for the following Premises on the following terms and conditions.

3 **TENANT:** (Each adult who signs this Agreement as a Tenant)

**PREMISES:**

4 \_\_\_\_\_

\_\_\_\_\_

5 \_\_\_\_\_

\_\_\_\_\_

6 **OTHER OCCUPANTS:**

\_\_\_\_\_

7 \_\_\_\_\_

\_\_\_\_\_

8 **LANDLORD:**

**LANDLORD'S AGENT:**  More than one, see Agents Addendum

9 \_\_\_\_\_

\_\_\_\_\_

10 \_\_\_\_\_

\_\_\_\_\_

11 \_\_\_\_\_

\_\_\_\_\_

12 **AGENT'S RESPONSIBILITIES:** Landlord's Agent is designated/authorized for the following (Landlord is otherwise designated):

13  Collecting/Receiving Rent  Maintenance and Management  Accepting Service of Process\*

14 \*The person/agent designated for accepting service of process must provide a physical address in Wisconsin at which service can  
15 be made in person (no PO Boxes).

16 **TERM:** (Select only one)

17  This is a fixed-term rental agreement beginning on \_\_\_\_\_ and ending on \_\_\_\_\_.

18 **Note:** Generally, for *one year or less* (e.g., May 1, 2018 – April 30, 2019). There is no automatic renewal provision.

19  This is a month-to-month rental agreement beginning on \_\_\_\_\_.

20 **Note:** A month-to-month agreement can be terminated at any time by either party by giving notice as provided in lines 142-  
21 145 of this Agreement.

22 **MOVE-IN/MOVE-OUT TIME:** Move-in time: \_\_\_\_\_ Move-out time: \_\_\_\_\_

23 **RENT:** \$ \_\_\_\_\_ for rent of the Premises is due on the \_\_\_\_\_ day of every month (1st month is due on signing). Tenant will  
24 be charged a late fee of \$ \_\_\_\_\_ if rent is received after the \_\_\_\_\_ day of the month. Tenant shall pay late fees in the same month  
25 they are incurred. If rent is paid in cash, Landlord shall provide Tenant with a written receipt stating the nature and amount of the  
26 payment. Rent for partial months will be prorated. Tenant shall pay for any charges incurred by Landlord for Tenant's returned checks.

27  Parking is included in rent. Details: \_\_\_\_\_  
28 \_\_\_\_\_

29 Deliver or mail payments to:  Landlord at address above \_\_\_\_\_

30  Landlord's Agent at address above **OR** \_\_\_\_\_

31 \_\_\_\_\_

32 **INCLUDED FURNISHINGS:** (Check all that apply)

33  Refrigerator  Oven/Range  Microwave  Dishwasher  Trash Compactor  Clothes Washer  Clothes Dryer

34  Window-Unit Air Conditioner  Others: \_\_\_\_\_

35 **UTILITIES:** Check the utilities which are payable by Tenant:

36  Heat  Electricity  Gas  Sewer/Water  Hot Water  Trash  Other: \_\_\_\_\_

37 Any utilities or services that are payable by Tenant, but are not separately metered, will be allocated to Tenant as follows:

38 \_\_\_\_\_

39 **SECURITY DEPOSIT AND MOVE-IN INSPECTION:** A security deposit of \$ \_\_\_\_\_ is due upon executing this Agreement, to  
40 be held by Landlord. Landlord shall provide Tenant with a written receipt for the deposit stating the nature of the deposit and its amount,  
41 unless payment is made by a check that states the purpose for which it was given (Landlord shall still provide Tenant with a written  
42 receipt if requested by Tenant). Tenant shall not use or consider the security deposit as payment of rent for any month, including the  
43 last month. Upon occupancy, Landlord will provide Tenant with a check-in sheet for Tenant to make any comments about the condition

44 of the Premises regarding preexisting damages or defects, and Tenant shall have 7 days from the date of occupancy to return it to  
45 Landlord. Tenant shall deem the Premises to be in good condition except for those items listed on a check-in sheet that is returned to  
46 Landlord within 7 days from the date Tenant begins occupancy of the Premises. Within 7 days after the start of tenancy, Tenant may  
47 request, in writing, a list of physical damages or defects, if any, charged to the previous tenant's security deposit. Upon such a request,  
48 Landlord will provide Tenant with a list of all physical damages or defects charged to the previous tenant's security deposit, regardless  
49 of whether those damages or defects have been repaired. Landlord will provide the list within 30 days after Landlord receives the written  
50 request, or within 7 days after Landlord notifies the previous tenant of the security deposit deductions, whichever occurs later. Landlord  
51 need not disclose the previous tenant's identity, or the amounts withheld from the previous tenant's security deposit.

52 **RETURN OF SECURITY DEPOSIT:** Landlord may withhold from the security deposit amounts reasonably necessary to pay for (1) Tenant  
53 damage, waste, or neglect of the Premises, except for normal wear and tear, (2) unpaid rent for which Tenant is legally responsible,  
54 subject to Landlord's duty to mitigate under § 704.29, Wis. Stats., and (3) any other reason permitted by § 704.28(1), Wis. Stats. Landlord  
55 shall deliver, mail, or provide by electronic means to Tenant the full amount of any security deposit paid by Tenant, less any amounts  
56 that may be withheld, within 21 days after any of the following: (a) if Tenant vacates the Premises on the termination date of this  
57 Agreement, the date on which this Agreement terminates; (b) if Tenant vacates the Premises or is evicted before the termination date  
58 of this Agreement, the date on which this Agreement terminates or, if Landlord re-rents the Premises before this Agreement terminates,  
59 the date on which the new tenant's tenancy begins; (c) if Tenant vacates the Premises or is evicted after the termination date of this  
60 Agreement, the date on which Landlord learns that Tenant has vacated the Premises or has been removed from the Premises under §  
61 799.45(2), Wis. Stats. If Landlord withholds any portion of the security deposit, Landlord shall, within the same time period specified in  
62 the preceding sentence, deliver, mail, or provide by electronic means (such as by email) to Tenant a written statement accounting for  
63 all amounts withheld. The statement shall describe each item of physical damages or other claim made against the security deposit, and  
64 the amount withheld as reasonable compensation for each item or claim. Landlord may mail or deliver the amount payable to Tenant,  
65 and the written accounting for any amounts withheld, if applicable, to Tenant's last-known address, even if that address is the Premises  
66 because Tenant failed to leave a forwarding address.

67 **JOINT AND SEVERAL LIABILITY:** Each Tenant is jointly and severally liable for all obligations under this Agreement. Therefore, **each**  
68 **Tenant is liable/responsible for paying all money due to Landlord under this Agreement, not just a proportionate share.**

69 **RULES:** Landlord may establish rules governing the use and occupancy of the Premises, the building in which it is located, the property  
70 on which it is located, and any other common areas. Tenant's failure to substantially comply with the rules will be a breach of this  
71 Agreement. Landlord has given Tenant a copy of the rules, if applicable, for inspection prior to entering into this Agreement, as well as  
72 at the time of signing this Agreement. Landlord may make reasonable amendments to the rules to provide for new amenities, changed  
73 circumstances, or adverse conditions. Such amendments may not unreasonably interfere with Tenant's use and enjoyment of the  
74 Premises or the common areas.

75 **MAINTENANCE AND REPAIRS:** Pursuant to (and subject to) § 704.07, Wis. Stats., except for repairs made necessary by Tenant's  
76 negligence or improper use of the Premises or from damage by casualty that was not the result of the negligence or intentional act of  
77 Landlord, Landlord shall (1) keep in reasonable state of repair portions of the Premises and equipment under Landlord's control, (2)  
78 make all necessary structural repairs, and (3) comply with applicable local housing codes (or comply with § 704.07(2)(a)4., Wis. Stats., if  
79 the Premises is not subject to a local housing code). Tenant shall keep the Premises clean, tidy, and in as good of a condition as Tenant  
80 received it or as subsequently improved by Landlord, normal wear and tear excluded. Except as provided in the rules or as allowed by  
81 Landlord's written consent, Tenant shall not physically alter or redecorate the Premises, remove fixtures, cause any contractor's lien to  
82 attach to the Premises, commit or allow waste to the Premises or the property of which it is a part, or attach or display anything which  
83 substantially affects the exterior appearance of the Premises or the property of which it is a part. Requests for non-emergency repairs  
84 should be made in writing to Landlord's Agent designated for Maintenance and Management, if one is designated, otherwise to  
85 Landlord. Tenant shall immediately notify Landlord's Agent for Maintenance and Management, if one is designated, otherwise Landlord,  
86 of any condition that requires immediate repair or attention.

87 **PROMISES TO REPAIR:** Every promise or representation made by Landlord to Tenant that the Premises will be cleaned, repaired, or  
88 otherwise improved by Landlord shall specify the date or time period in which the aforementioned will be completed. Landlord shall  
89 complete the aforementioned promises within the time period represented, unless the delay is for a reason beyond Landlord's control  
90 (an exception to "Time is of the Essence" clause). Landlord shall give timely notice to Tenant of reasons for delay in performance and  
91 when the cleaning, repairs, or improvements will be completed. Any promise made by Landlord before the execution of this Agreement  
92 will be listed in this Agreement or attached in writing as a separate addendum to this Agreement.

93 **UNFITNESS/DAMAGE BY CASUALTY:** If the Premises become unfit because of damage by fire, water, or other casualty  
94 or because of any condition hazardous to health, or if there is a substantial violation of Landlord's duty to repair materially affecting the  
95 health or safety of Tenant, Tenant may remove from the Premises unless Landlord proceeds promptly to repair, rebuild, or eliminate  
96 the same. Tenant may remove from the Premises if the repair, rebuilding, or elimination would impose undue hardship on Tenant. If  
97 Tenant remains in possession, and the condition materially affects the health or safety of Tenant or substantially affects the use and  
98 occupancy of the Premises, rent abates to the extent Tenant is deprived of the full normal use of the Premises. If Tenant justifiably  
99 moves out under this section, Tenant is not liable for rent after the Premises become unfit and Landlord will repay any rent  
100 paid in advance apportioned to the period after the Premises become unfit. **This section does not apply if the damage or**  
101 **condition is caused by negligence of, or improper use by, Tenant.**

102 **USE OF THE PREMISES AND GUESTS:** Tenant shall only use the Premises as a private residence. The Premises shall not be used to operate  
103 a business or provide child care for children not listed as occupants in this Agreement. Tenant shall not use the Premises, or allow the  
104 Premises to be used, in any way that is unlawful, dangerous, or would cause a cancellation, restriction, or increase in premium in  
105 Landlord's insurance. Tenant shall not make, or allow others to make, physical changes in the nature of the Premises, including  
106 decorating, removing, altering, or adding to the structures thereon, without prior consent of Landlord. Tenant cannot use the Premises  
107 in such a manner, or engage in such activities, which unduly disturb neighbors or tenants or which unreasonably interfere with the use  
108 by other tenants. No guest may stay for more than 2 weeks without written consent of Landlord, which will not be unreasonably  
109 withheld. The presence of guests must not interfere with the quiet use and enjoyment of other tenants, and the number of guests must  
110 be reasonable relative to the size and facilities of the Premises. Tenant shall be liable for any property damage, waste, or neglect of the  
111 Premises or the property of which it is a part due to the acts or inaction of Tenant, other occupants (including anyone in Tenant's  
112 household), Tenant's or other occupants' guests, or Tenant's or other occupants' invitees, normal wear and tear excepted.

113 **PROHIBITION AGAINST UNLAWFUL ACTIVITY:** Tenant, other occupants (including anyone in Tenant's household), Tenant's or other  
114 occupants' guests, or Tenant's or other occupants' invitees shall not engage in or allow others to engage in unlawful activity in the  
115 Premises or on the property of which it is a part, including illegal drug-related activity.

116 **NOTICE OF DOMESTIC ABUSE PROTECTIONS:**

117 **(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  
118 prove that the landlord knew, or should have known, the tenant is a victim of domestic abuse, sexual assault, or stalking and that the  
119 eviction action is based on conduct related to domestic abuse, sexual assault, or stalking committed by either of the following:

120 (a) A person who was not the tenant's invited guest.

121 (b) A person who was the tenant's invited guest, but the tenant has done either of the following:

122 1. Sought an injunction barring the person from the premises.

123 2. Provided a written statement to the landlord stating that the person will no longer be an invited guest of the tenant and the  
124 tenant has not subsequently invited the person to be the tenant's guest.

125 **(2)** A tenant who is a victim of domestic abuse, sexual assault, or stalking may have the right to terminate the rental agreement in  
126 certain limited situations, as provided in section 704.16 of the Wisconsin statutes. If the tenant has safety concerns, the tenant should  
127 contact a local victim service provider or law enforcement agency.

128 **(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 all  
129 instances.

130 **DAMAGE OR INJURY SUSTAINED BY TENANT OR THIRD PARTIES:** Landlord is not responsible for any injury or damage that was not  
131 caused by a willful or negligent act or failure to act by Landlord. ***Tenant is advised to obtain Renter's Insurance.***

132 **POSSESSION:** Except as provided in this Agreement and by law, or otherwise in a written agreement between the parties, and so long  
133 as Tenant is not in default, Tenant shall have the right to exclusive possession of the Premises until the expiration or termination of this  
134 Agreement, including any extension or renewal. Tenant shall promptly return possession of the Premises to Landlord upon the expiration  
135 or termination of this Agreement, including any extension or renewal, or upon termination of Tenant's tenancy.

136 **ENTRY BY LANDLORD:** Landlord may enter the dwelling during tenancy at reasonable times, upon at least 12 hours advance notice  
137 (unless Tenant consents to a shorter time period), and for the amount of time reasonably required, to inspect the Premises, make  
138 repairs, or show the Premises to prospective tenants or purchasers. Landlord may enter without advance notice if a health or safety  
139 emergency exists, or if Tenant is absent and Landlord reasonably believes that entry is necessary to protect the Premises from damage.  
140 It is a breach of this Agreement to improperly deny or prevent entry. Landlord may provide notice of entry by electronic means, such as  
141 by email delivery.

142 **NOTICE TO TERMINATE MONTH-TO-MONTH TENANCY (WITHOUT CAUSE):** Unless otherwise agreed to in writing, either party can  
143 terminate a month-to-month tenancy without cause by giving written notice to the other party at least 28 days prior to the termination  
144 date in the notice. The termination date must be the last day of a calendar month. Notices must be given pursuant to § 704.21, Wis.  
145 Stats.

146 **BREACH AND TERMINATION:** The following applies to any lease for a specific term. If Tenant fails to pay any installment of rent when  
147 due, Tenant's tenancy is terminated if Landlord gives Tenant notice requiring Tenant to pay rent or vacate the Premises on or before a  
148 date at least 5 days after giving the notice (hereafter referred to as a "5-Day Notice to Pay Rent or Vacate") and if Tenant fails to pay  
149 accordingly. If within one year of receiving a 5-Day Notice to Pay Rent or Vacate, Tenant fails to pay a subsequent installment of rent on  
150 time, then Tenant's tenancy is terminated if Landlord, while Tenant is in default in payment of rent, gives Tenant notice to vacate the  
151 Premises on or before a date at least 14 days after giving the notice (hereafter referred to as a "14-Day Notice to Vacate for Rent  
152 Default"). If Tenant commits waste or a material violation of § 704.07(3), Wis. Stats., or breaches any covenant or condition of this  
153 Agreement, other than for payment of rent, Tenant's tenancy is terminated if Landlord gives Tenant notice requiring Tenant to remedy  
154 the default or vacate the Premises on or before a date at least 5 days after giving the notice (hereafter referred to as a "5-Day Notice to  
155 Remedy Non-Rent Default or Vacate"), and if Tenant fails to comply with the notice to remedy the default. If within one year of receiving  
156 a 5-Day Notice to Remedy Non-Rent Default or Vacate, Tenant subsequently commits waste or breaches any covenant or condition of  
157 this Agreement, other than for payment of rent, Tenant's tenancy is terminated if Landlord gives Tenant notice to vacate the Premises  
158 on or before a date at least 14 days after giving the notice (hereafter referred to as a "14-Day Notice to Vacate for Non-Rent Default").

159 The following applies to month-to-month tenancies. Landlord may give Tenant a 5-Day Notice to Pay Rent or Vacate or a 14-Day  
160 Notice to Vacate for Rent Default while Tenant is in default in payment of rent. Landlord may give Tenant a 5-Day Notice to Remedy

161 Non-Rent Default or Vacate or a 14-Day Notice to Vacate for Non-Rent Default if Tenant commits waste or breaches any covenant or  
162 condition of this Agreement.

163 The following applies to all tenancies. Landlord may terminate Tenant's tenancy as provided in § 704.17(3m), Wis. Stats. It generally  
164 provides that Landlord may, upon proper notice to Tenant, terminate Tenant's tenancy, without giving Tenant an opportunity to remedy  
165 the default, if Tenant, a member of Tenant's household, or a guest or other invitee of Tenant or of a member of Tenant's household  
166 engages in any criminal activity that threatens the health or safety of, or right to peaceful enjoyment of the premises by, other tenants;  
167 engages in any criminal activity that threatens the health or safety of, or right to peaceful enjoyment of their residences by, persons  
168 residing in the immediate vicinity of the premises; engages in any criminal activity that threatens the health or safety of the landlord or  
169 an agent or employee of the landlord; or engages in any drug-related criminal activity on or near the premises. Pursuant to § 704.44(9),  
170 Wis. Stats., Tenant's tenancy shall not be terminated based solely on the commission of a crime committed in or on the rental property  
171 if Tenant, or someone who lawfully resides with Tenant, is the victim, as defined by § 950.02(4), Wis. Stats., of that crime.

172 Notices under this section must be in writing and given as specified in § 704.21, Wis. Stats.

173 **DUTY AFTER EVICTION OR SURRENDER; MITIGATION:** If Tenant unjustifiably removes from the Premises prior to the termination date  
174 of this Agreement, including any extension or renewal, or if Tenant is removed for failure to pay rent or any other breach of this  
175 Agreement, Landlord can recover rent and damages except amounts which Landlord could mitigate in accordance with § 704.29, Wis.  
176 Stats. This means that, among other things, Tenant may still be liable for rent and other obligations due under this Agreement even if  
177 Tenant surrenders the Premises or is evicted by Landlord.

178 **EFFECT OF HOLDING OVER AFTER EXPIRATION OF LEASE:** If Tenant holds over after expiration of this Agreement, Landlord may in every  
179 case proceed in any manner permitted by law to remove Tenant and recover damages for such holding over. However, Landlord may  
180 elect, instead, to hold Tenant on a month-to-month basis, with the same terms and conditions of this Agreement, by accepting rent for  
181 any period after expiration of this Agreement. This section applies except as the parties agree otherwise, in writing.

182 **DAMAGES FOR FAILURE OF TENANT TO VACATE AT END OF LEASE OR AFTER NOTICE:** Pursuant to § 704.27, Wis. Stats., if Tenant  
183 remains in possession without consent of Landlord after expiration or termination of tenancy, Landlord may, at Landlord's discretion,  
184 recover from Tenant damages suffered by Landlord because of the failure of Tenant to vacate within the time required. In the absence  
185 of proof of greater damages, Landlord shall be entitled to recover as minimum damages twice the rental value apportioned on a daily  
186 basis for the time Tenant remains in possession. Rental value in this section means the amount for which the Premises might reasonably  
187 have been rented, but not less than the amount actually paid or payable by Tenant for the prior rental period, and includes the money  
188 equivalent of any obligations undertaken by Tenant as part of this Agreement, such as payment of taxes, insurance, and repairs. Nothing  
189 in this section prevents Landlord from seeking and recovering any other damages to which Landlord may be entitled.

190 **ABANDONMENT:** If Tenant is absent from the Premises for two consecutive weeks without notifying Landlord in writing, then Landlord  
191 may deem the Premises abandoned unless rent has been paid for the full period of absence.

192 **PROPERTY LEFT BEHIND BY TENANT:** Except as provided in this paragraph, Landlord does not intend to store personal property left  
193 behind by Tenant. If Tenant vacates from or is evicted from the Premises and leaves personal property, Landlord may presume, in the  
194 absences of a written agreement between Landlord and Tenant to the contrary, that Tenant has abandoned the personal property and  
195 may, subject to the exceptions in this paragraph and subject to § 799.45(3m), Wis. Stats., dispose of the abandoned personal property  
196 in any manner that Landlord, in Landlord's sole discretion, determines is appropriate. If the personal property that Tenant leaves behind  
197 is prescription medication or prescription medical equipment, Landlord will, pursuant to § 704.05(5)(am), Wis. Stats., hold the property  
198 for 7 days from the date on which Landlord discovers the property. After that time, Landlord may dispose of the property in the manner  
199 that Landlord determines is appropriate, but will promptly return the property to Tenant if Landlord receives a request for its return  
200 before Landlord disposes of it. If the property left behind is a manufactured home, mobile home, or titled vehicle, Landlord shall, before  
201 disposing of the abandoned property, give notice of Landlord's intent to dispose of the property by sale or other appropriate means to  
202 all of the following: (a) Tenant, personally or by regular or certified mail addressed to Tenant's last-known address; (b) any secured party  
203 of which Landlord has actual notice, personally or by regular or certified mail addressed to the secured party's last-known address. **Note**  
204 **to Landlords: Service members on active duty, and for a period of 90 days after active duty, may have additional protections,**  
205 **particularly under § 321.62, Wis. Stats.**

206 **ASSIGNMENT AND SUBLEASE:** Tenant may not assign this Agreement or sublease the Premises without the written consent of Landlord.

207 **SALE OF THE PREMISES:** Tenant expressly releases Landlord of all obligations under this Agreement upon a voluntary or involuntary  
208 transfer of ownership of the Premises. The new owner shall be solely responsible for Landlord's obligations under this Agreement.

209 **MISCELLANEOUS RESTRICTIONS; CHANGING LOCKS:** Tenant shall not have water beds or other water-filled furniture on the Premises.  
210 Animals or pets are not permitted on the Premises without Landlord's prior written approval. Smoking is not allowed inside any building.  
211 Tenant shall not add or change locks. At Tenant's request, Landlord will change locks or have the lock cylinder re-keyed at Tenant's  
212 expense. If the locks do not meet current municipal codes or regulations, Landlord shall change the locks at Landlord's expense.

213 **SEVERABILITY OF PROVISIONS:** Except as provided in §§ 704.03 and 704.44, Wis. Stats., the provisions of this Agreement are severable.  
214 If any provision herein this Agreement is rendered void or unenforceable by reason of any statute, rule, regulation, or judicial order, the  
215 invalidity or unenforceability of that provision shall not affect other provisions of this Agreement that can be given effect without the  
216 invalid provision.

217 **TIME IS OF THE ESSENCE:** Time is of the essence for all dates and deadlines set in this Agreement or by law, unless otherwise indicated.

218 Time is of the essence means that a failure to perform by the exact date or deadline is a breach of this Agreement.

219 **CONTROLLING LAW:** Landlord and Tenant understand their rights and obligations under this Agreement are subject to (and may be  
220 expanded by) federal law, Wisconsin law, and applicable local ordinances, including local housing codes.

221 **CODE VIOLATIONS:** Unless otherwise indicated in writing, Landlord has no knowledge of uncorrected code violations affecting the  
222 Premises that present a significant threat to Tenant’s health or safety.

223 **NON-WAIVER:** Landlord’s failure to act, or insist upon strict performance, regarding a violation or breach of any covenant or condition  
224 of this Agreement shall not be construed as a waiver of Landlord’s right to act, or insist upon strict performance, regarding a breach of  
225 the same or any other covenant or condition of this Agreement. Landlord’s acceptance of payment from Tenant for rent or any other  
226 amount owed shall not waive Landlord’s right to enforce a violation or breach of any covenant or condition of this Agreement.

227 **COPY OF THE RENTAL AGREEMENT:** Landlord may provide a copy of the rental agreement and any document related to the rental  
228 agreement by electronic means.

229 **MODIFICATIONS TO AGREEMENT:** This Agreement may be modified or terminated by written agreement of Landlord and Tenant.

230 **ATTACHMENTS AND ADDENDA:** Any attachments or addenda are made a part of this Agreement. No oral agreements have been made.

231 **ADDITIONAL PROVISIONS:** \_\_\_\_\_

232 \_\_\_\_\_

233 \_\_\_\_\_

234 \_\_\_\_\_

235 \_\_\_\_\_

236 \_\_\_\_\_

237 \_\_\_\_\_

238 **TENANT’S ACKNOWLEDGMENT:** Tenant received a copy of this Agreement and any rules and regulations, if applicable, for review before

239 Tenant entered into this Agreement and before Landlord accepted any earnest money or security deposit.

**This is a legal contract. Please read carefully before signing.**

**LANDLORD OR LANDLORD’S AGENT:**

**TENANT:**

\_\_\_\_\_  
Print: \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
Print: \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
Print: \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
Print: \_\_\_\_\_ Date \_\_\_\_\_

**COSIGNER/GUARANTOR:**

Landlord agrees to rent the Premises to Tenant because the undersigned guarantees payment of all amounts due under this Agreement and performance of all covenants/conditions. This Guarantee is irrevocable and is not affected by modification or extension of this Agreement. Cosigners have no occupancy rights.

\_\_\_\_\_  
Print: \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
Print: \_\_\_\_\_ Date \_\_\_\_\_

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Print: \_\_\_\_\_ Date \_\_\_\_\_

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Print: \_\_\_\_\_ Date \_\_\_\_\_

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Print: \_\_\_\_\_ Date \_\_\_\_\_