Dear New Tenants:

It is our pleasure to welcome you as new tenants. We sincerely hope that you find your new home comfortable and enjoyable. This welcome letter will provide important information.

**Set Up Your Utilities**  Call WE Energies 800 242-9137 and set up your electric and gas account effective the first of the month. Failure to put the utilities in your name(s) will result in late fees, penalties and disconnection of your utilities. For cable and internet, you may want to contact Timer Warner –RoadRunner (800) 627-2288 and ATT (800) 288-2020 and ask for a student discount.

**Property Condition Report**  Complete your property condition report and return it within 7 days. Time stamped photos and video are welcome. A copy of this form can be downloaded uwmrentals.com/proper_cond_report.pdf

**Rent** is due on the 1st and considered late if not received or postmarked by the first of the month. To avoid late fees please mail your rent check(s) (no cash) to the address on your lease or use the sticker labels. See www.uwmrentals.com/rent_transmit.pdf for tips on how to write your rent check and www.uwmrentals.com/contact.php on where to mail your rent.

**Renters Insurance (Optional)**  We highly recommend renter’s insurance. For less than a dollar a day you can protect all personal property against theft, fire and other loss. Google “renters insurance Milwaukee” for more information.

**Pets & Painting & Smoking & Parties**  Your lease and addendum prohibits pets (cats, dogs, ferrets,) and painting without prior written permission, smoking, underage drinking, and parties.

**Maintenance**  If the problem is an emergency call 911. If you have a maintenance issue you should first email your landlord with a description of the issue. You may also call Tom (mechanical, doors, locks, windows) 920 960-9256 or Mike (electric/plumbing/appliances) 262 347-6982. Always leave a detailed description along with your name, rental address/unit and phone number. If you do not hear back from someone within 12 hours or if it is very urgent such as no heat please call your landlord and send a follow up text email to his / her cell phone below.

The back side of this letter will contain additional resources.

We look forward to a good year together,

Russ Wasserman

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rwasser63@gmail.com  414 737-5348

Wendy Wasserman

Southview & Bartlett Investments & Newsum and Palmetto, LLCs P.O. Box 11055 Milwaukee, WI 53211  wwbird@yahoo.com  414 628-0663
Smoke Detectors and Carbon Monoxide Detectors
You unit is equipped with at least two working smoke detectors and one carbon monoxide detector. It is your responsibility to check these units monthly. Disabling or tampering with these devices is a violation of your lease and worse. If you need help testing or replacing these units please contact your landlord in writing.

Painting
DO NOT paint your walls unless you have written permission from the landlord. An illegally painted room is considered a damage even if you think it looks nice. You will be fined at least $200 per room to repaint.

House Parties
Your lease and addendum prohibits house parties. No exceptions. If you violate these terms you will be subject to the following City of Milwaukee/UMW fines/penalties in addition to a $200 fine and 5 day eviction notice from your landlord. Remember, UWM is located in a residential neighborhood not Langdon Street in Madison.

HOSTS MAY BE FINED OR ARRESTED BY THE CITY in a combination of the following:
• Public Drinking, $105
• Disorderly Conduct, $120
• Sale of Alcohol to Minor, $150
• Sale of Alcohol to Underage Prohibited, $150 (Includes selling cups or alcohol to anyone under 21)
• Contributing to the Delinquency of a Minor, $150
• Possession of Alcohol by Minor, $165
• Permit Consumption of Alcohol by Minor, $336
• Noise Nuisances, $226 (Be aware the noise nuisance ordinance is in effect 24 HOURS A DAY, and you can be issued a citation if someone can hear noise 50 feet away from your property)
• Obstructing a Police Officer, $165
• Gen Licensing Reqs-Class A Misdemeanor, $10,000 or 9 months in jail. This is also referred to as an Illegal Tavern and applies to hosting a party and selling alcohol or cups.

Boxes, Garbage and Recycling
After moving in you will most likely have large boxes, discarded furniture, other items that don’t fit neatly in the green garbage or recycling dumpsters. DO NOT dump your garbage or recyclables on top of a dumpster even if it is full. If you are disposing of a large item that does not fit in a dumpster put it next to the dumpster (if alley) or curb (if no alley) and call for special pickup. The City may charge for large items such as beds or furniture. Any fine or additional expense due to garbage is considered rent. For more information on proper disposal see Addendum A, item 9 of your lease, or call the City of Milwaukee Dept of Sanitation (414) 286-2489.