Addendum B - House Rules, Regulations and Notifications

Property Address_____ **Lease Start Date**_____

1. LEASE RENEWAL The initial term of the lease is indicated in writing on the lease. Subsequent lease renewals and other changes to the lease must be agreed by the landlord and tenant(s) in writing. If both parties agree to extend this lease beyond the initial term this lease becomes month-to-month with a 60 day written notice to terminate. No winter move outs permitted. Winter is defined from October 1 through May 31. A 60 day notice must be received by August 1st for a September 30th move-out and by April 1st for a May 31st move-out .

2. SNOW/ICE Full service snow & ice removal are not included in rent (unless specified). Landlord provides a snow service for public sidewalk and walkway to main entrance for snowfalls greater than two inches. Removal of snow/ice from driveway, parking lot and garbage/recycling carts is the tenant's responsibility. Tenants share this responsibility with the other unit(s) in the building. This responsibility extends over winter break. Landlord does not provide shovels or other supplies.

3. UTILITIES/WIFI -Unless indicated in writing on the main portion of the lease, utilities (electric, heating or cooking gas, "sewer/water") are not included in rent. Tenants are required to setup and maintain an energy account with WE Energies 800 242-9137 from the beginning of the lease to the last day of the lease even if you move in late or vacate early. Failure to maintain this account for the full term of your lease will result in deductions from your security deposit. "Sewer and water" refers to the entire bill and includes Water, MMSD Sewer Treatment & Municipal charges. Your prorated portion is based on the number of units or bedrooms in your building. Tenants' share of "sewer/water" are billed online to Apartments.com quarterly and due upon receipt and considered rent. If electricity is included tenants agree to turn off lights and devices when not in use. If the landlord provides electricity, crypto currency/data mining is strictly prohibited. Upon request tenants will provide wi-fi access for security lights for a $5/month rent credit.

4. OUTSIDE FURNITURE/COOKOUTS No indoor furniture permitted on porch or lawn. No signage, banners or advertising permitted. No sitting on porch railings. After a cookout, all debris including tables, chairs and trash must be cleaned up immediately or subject to cleaning charges.

5. COMMON AREAS The basement, attic (if accessible) common spaces (i.e. laundry area, hallways, stairways, and yard) must be kept clean by all tenants. Common areas cannot be used for storage of personal property. If tenants do not keep common areas clean or store personal property that present a fire or health risk, a janitorial service will be hired at tenant's expense. Tenants do not rent common areas and therefore these areas are not subject to a 12-hour notice to enter by landlord or maintenance workers.

6. PLUMBING Tenants are required to buy and use hair snares for bathtub drains and clean dishwasher filters. The following items should not be flushed down the toilet; hair, grease, sanitary napkins, tampons, paper toweling, dental floss, condoms, baby wipes or cleaning pipettes or other inappropriate items. Wet wipes can NOT be flushed down the toilet even if the label says toilet/sewer safe. Tenants will be held responsible for clogged toilets/drains/tubs due to misuse. A plumber or appliance technician will determine if plumbing/ service call is due to excessive tenant hair, inappropriate items (wet wipes, paper toweling), dirty dishwasher filter or other non standard wear and tear plumbing issues. Do not use Liquid Plumber or other chemical products to unclog drains; they don't work/damage pipes and are bad for the environment.

7. HEATING SEASON / WINTER THERMOSTAT Tenants are required to maintain a sufficient thermostat heat setting in winter at all times to prevent pipes, furnaces, boilers and other mechanical systems from freezing. Under no circumstances should the thermostat be turned off or set below 60 degrees Fahrenheit in the winter. This applies at all times: when tenants are at work or school, when the unit is unoccupied or vacant and over winter break and holidays. Tenants agree to keep all doors, windows and storm windows closed firmly and tightly during the heating season, except for short periods of time for ventilation during the day, and no wire of any kind is allowed to run through windows or doors to the exterior. Tenants may be responsible for excessive heating costs and or consequential damages related to an open window or open door. This applies whether heat is paid by landlord or tenant.

8. BATHROOM Tenants must purchase and use shower curtain (s) for the protection of the floor and window (if present) and to prevent water damage to the unit below. Tenants will be held responsible for water damage from shower, sink or toilet due to tenant neglect.

9. WASHER/DRYER - Landlord will provide a coin-operated washer connected to either the upper or lower unit's utilities and a coin operated dryer connected to either the upper or lower unit's utilities. Use of these machines is at your own risk. Landlord is not responsible for lost or damaged clothing. Overloading, blankets/comforters or other large items, heavy soiled clothing is not permitted. Only use (non damaged) U.S. quarters. Foreign coins or slugs do not work and will damage the coin mechanism. Tenants will be held responsible for service calls related to improper use of washer/dryer.

10. PROPERTY CONDITION REPORT - Tenants have 7 days to complete a check-in property condition report (available on the kitchen counter or online). You are encouraged to supplement this form with time dated photos and video within 7 days of the first person receiving your keys

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11. INSTALLATION AND REMOVAL OF PERSONAL PROPERTY - NO installation of electrical fixtures, appliances or space heaters without written permission. This includes ceiling fans, Dish/Direct TV, antennas, light fixtures, dishwasher, washer/dryer and locks. Tenants must get permission for window AC units and are required to professionally install and remove units (Contact landlord first). Improper AC installation will result in window damage and water damage. Tenant pays for installation and removal of all Internet/cable wiring both inside and outside of the unit. You may not run cables or extension cords or cables between rooms or units. Tenants may not install or change locks on any door in the unit or building. Unless indicated window treatments are not provided.

12. PARKING is not included in rent unless specified in lease. Due to non uniform parking space sizes, large cars such as full size sedans, sport utility vehicles, van/mini vans and trucks may not fit in your space or extend into the alley. Landlord is not responsible if your vehicle does not fit or is ticketed for extending in the alley or sidewalk. If you have an assigned parking space, you may not park in another space - even if someone else is in yours. Snow and ice removal for parking spaces is not included in rent. If your building has a driveway, parking is not permitted in the driveway. Mopeds and motorcycles cannot be parked on the front yard or side walkway and will be ticketed and towed without notice. Landlord is not responsible for theft or loss. Landlord reserves the right to assign and reassign parking spaces at any time for any reason. On occasion, a repair/service/delivery vehicle or manager may park in your space if street parking is unavailable. Look for a note with a cell phone number on windshield or dashboard or phone number on vehicle.

13. HARDWOOD FLOORS - Tenants are required to use throw rugs to protect hardwood floor surfaces year-round (especially winter). During winter months tenants must remove and store boots and shoes and keep them on a protective material such as a plastic boot mat to protect floor surfaces from the corrosive effects of salt. All furniture including new furniture must have protective felt pads to protect floor surfaces. Floor gouges caused by furniture are very expensive damages. Plants on window sills or floors must have a water protective base to protect surfaces. Proper care: Sweep and mop all hardwood floors regularly to reduce grit. Do not use chemical cleaners including Murphy's Oil Soap, Swiffer products, or similar chemical wet mops on hardwood flooring. Use only a slightly damp mop with a solution of approximately 1/4 to 1/2 cup of white vinegar per gallon of warm water. Excessive water or cleaning chemicals will damage hardwood floors.

14. STORAGE - Storage space may be available in the attic or basement. Check with landlord first. If you store personal property it must be labeled with your name, unit # and move-in date. All unlabeled property will be disposed of. Be aware that old basements are musty and may have water seepage during rain/storms. Storage of personal property is at tenants risk for theft or damage due to water or dampness or sewer backup. Tires, flammable or hazardous materials including gasoline/oil motors are not permitted anywhere in the building. Tenants must provide landlord with padlock key or combination for lock.

12. ABANDONED PROPERTY – The disposition of abandoned property left behind at the end of the lease is subject to the landlord's discretion as per Wisconsin Statutes 704.05 (5). Abandoned property left behind will not be stored except for medical items.

16. TRUST ACCOUNT WAIVER – State law requires disclosure that your unit is in a rental property owned by a Wisconsin Real Estate Licensee and security deposits will be held in a non interest bearing account maintained in the name of the LLC on your lease.

I have read and agree to the above 16 items:

1. TENANT(print)_____

Signature _____+_____ Date _____

2. TENANT(print)_____

Signature _____ Date _____

3. TENANT(print)_____

Signature _____ Date _____

4. TENANT(print)_____

Signature _____ Date _____

LANDLORD_____

Signature _____ Date _____