

John & Eileen Holtan~N21W29742 Glen Cove Road~Pewaukee, WI 53072

815-885-2212~eileenholtan@gmail.com J&E Holtan Properties LLC

Agreement between J&E Holtan Properties, LLC (owners)and _____

(tenants)for a dwelling located at _____. Tenant(s)agree to lease this dwelling for a term of one year, beginning_____ & ending_____ for \$_____per month, payable in advance on the 1st day of each calendar month to Owner, whose address is N21W29742 Glen Cove Road-Pewaukee, WI 53072.

The first month's rent is \$_____. A late fee of \$50.00 will be assessed for rent not **received** by the 5th of the month. The security/cleaning deposit on this dwelling is \$_____. It is refundable if Tenant leaves the dwelling in as good a condition as it was at the time of possession, clean & undamaged, excluding normal wear. Deposit may NOT be used as rent. Tenant responsible for the following utilities_____.

Upon expiration, this Agreement shall AUTOMATICALLY RENEW UNLESS either Tenant(s) or Owner notify the other party in writing at least 60 days prior to expiration, on the first of the month that they do not wish to continue on any basis.

Should Tenant(s) move before this Agreement expires, they will be responsible for payment of rent through the end of the term or until another tenant, approved by the owner, has moved in, whichever comes first. If Tenant breaks the lease, they forfeit half of the security deposit and owe for all cost incurred in re-renting the dwelling. Owner will refund all deposit due within 30 days after Tenant(s) have completely moved and returned their key, garage door opener(s), and lease has expired.

Only the following _____ persons:_____ will live in this dwelling. Without Owner's prior permission, no other persons may live there, and no pets may stay there, even temporarily, nor may the dwelling be sublet or used for business purposes.

NO PETS ALLOWED. TENANT IS ADVISED TO OBTAIN RENTER'S INSURANCE TO COVER PERSONAL POSSESSIONS. TENANT MUST MAINTAIN SMOKE DETECTOR AND 9 VOLT BATTERY. TENANT IS REPOSNSIBLE FOR SNOW AND ICE REMOVAL FROM FRONT DOOR TO ASPHALT. NO SMOKING INSIDE THE DWELLING.

TENANT(S) AGREE TO THE FOLLOWING:

1. Accept the dwelling "as is", having already inspected the dwelling.
2. Keep premises, yards, and garbage areas clean. Garbage cans must be used.
3. Keep from making loud or bothersome noises & disturbances & to play music & televisions so as not to disturb other people at all times.
4. Not to paint or alter dwelling.
5. To park their motor vehicle in assigned space & to keep those spaces clean of drippings & grease.
6. Not to repair their motor vehicle on the premises if such repairs will take longer than one day.
7. To allow Owner to inspect dwelling, work on it, or show it to prospective tenants at any and all reasonable times.
8. Heat should NEVER be turned off in the winter months. Tenant will be responsible for any damages caused by pipes breaking as a result of heat being turned below 60 degrees.
9. To pay for repairs of all damage, including drain stoppages, they or their guests have caused.
10. Pay for any windows broken in their dwelling while they live there.
11. Grill must be kept away from the building. Any damage will be tenants responsibility, including grease stains.

12. No satellite dishes.
13. No large holes in walls to hang shelves.
14. No swimming pools, basketball hoops, trampolines, fire pits or any other items that may damage the grass and/or need to be moved in order for the lawn to be maintained by Owner.
15. No illegal drugs, weapons, or marijuana are permitted on the premises.
16. Owner assumes no liability for belongings or inconveniences due to fire or other catastrophes.
17. Owner assumes no responsibility when tenant uses exercise equipment.
18. All maintenance issues must be reported to the Owner ASAP....we want to repair.
19. No work vehicles, campers, boats, trailers, or non-working vehicles are allowed to be parked on the premises.
20. No re-keying of the locks without Owner's written permission.
21. Tenant(s) shall furnish up-dated phone numbers as soon as number is changed.
22. Tenant(s) shall not hang any television from the ceiling or on the wall.
23. List of cleaning charges deducted from deposit if not done by tenant:

*Cleaning stove or dishwasher	\$50.00
*Cleaning refrigerator or microwave	\$50.00
*Cleaning tub/shower or toilet	\$50.00
*Cleaning kitchen	\$50.00
*Removal of trash	\$50.00 plus cost of removal
*Patching large holes in wall or ceiling (not to be done by Tenant, patching will be done by Owner)	\$50.00 plus cost of supplies
Additional cleaning charged @ \$20.00/hour	

All carpet must be professionally cleaned; the charge will be deducted from your security deposit.

Other deductions will be made for just causes on basis of cost of labor & parts.

Violation of any part of this Agreement or non-payment of rent when due shall be cause for immediate eviction under applicable code sections. The tenant(s) will pay for any legal service fees involved.

Tenant(s) hereby acknowledge they have read this agreement, understand it, and have been given a copy.

Tenant: _____ date: _____

Tenant: _____ date: _____

Owner: _____ date: _____