

Date: [DATE]

Residential Rental Agreement



Tenant Name(s): _____

Other Minor Occupant(s): _____

Landlord and Tenant(s) agree to enter into the Rental Agreement on the terms and conditions as shown in this Agreement.

1.1 TYPE OF TENANCY:

Beginning [DATE] and ending [DATE]. Prior to the expiration of the original term, Tenant shall receive notice regarding renewal options.

1.2 COMMUNITY: [Community and Community Address] in the City/Village/Town of [Name of City/Village/Town], County of [County] . State of Wisconsin.

1.3 SITE: Manufactured home site address [Lease.Unit.Address.Street1()] within the Community consisting of approximately [Lease.Unit.Squarefootage()] square feet. The Site is equipped with the following Electrical Service: 100 amps 200 amps Other

1.4 HOME: The home is manufactured by [Home Make] with serial number [Home Serial Number]. The owner shown on the certificate of home ownership (title) is: [home title name]. The lien holder is shown as: _____

Check if no lien holder.

1.5 PREMISES: Subject to the provisions of this Rental Agreement, Tenant agrees to lease from Landlord the following:
Site or Site and Home (Check one.)

1.6 RENT & OTHER MONTHLY PAYMENTS: \$[Rent Recurring Charges] per year rent. A yearly municipal permit fee of approximately \$[Recurring Charges Personal Property tax] will be collected in two installment first half on July 1st with rent and second half on or before February 1st the following year. Tenant's failure to make full payment of the rent by the date set forth shall constitute a breach of this Rental Agreement.

DISCOUNT: X A discount of \$120.00 will be given if rent is paid on or before the 1st day of the month.
_____ A discount of \$ _____ will be given for _____.

NSF CHARGES: An insufficient funds charge of \$30.00 will apply to any check or other payment returned to Landlord due to insufficient funds. Landlord has the right to demand that any returned item be replaced by a cashier's check, certified check, cash, cashpay or money order. If two or more checks or bank drafts are returned for insufficient funds during the term of this Rental Agreement, Landlord shall have the right to demand that all future payments be paid by cashier's check, certified check, cashpay or money order.

ACCEPTANCE OF RENT: Tenant acknowledges and agrees that if Landlord files for an eviction, the eviction may not be dismissed solely because the Landlord accepts past due rent from Tenant after the termination of the tenancy.

1.7 SERVICES: Use the lists below to indicate the service provider and rate or method of charging if charged by Landlord.

	Included in Rent	Charged Separately	Outside Vendor Describe rate or method if billed by Landlord
Water	<u>X</u>	_____	_____
Sewer	<u>X</u>	_____	_____
Garbage	<u>X</u>	_____	_____
<input type="checkbox"/> Other Service or Utility	_____		

If not listed above, no services are furnished by Landlord and included in the rent.

Any increase in charges by a utility provider shall be the responsibility of the Tenant. If a change in utility provider or biller occurs during the term of the Rental Agreement, Tenant agrees to pay the new provider for utility services.

(a) Tenant shall promptly pay for all utility services when due. Any services furnished by Landlord and billed to Tenant shall be paid by Tenant as additional rent with the next payment of monthly rent due after receipt of Landlord's bill. If any services are to be provided by Landlord, then Landlord shall make all reasonable efforts to provide such services, but in no event shall Landlord be liable for damages, nor shall the rent be abated or subject to offset or deduction for temporary failure to furnish or any delay in furnishing any of the services, nor shall the temporary failure to furnish any services be construed as a constructive eviction of Tenant or relieve Tenant from the duty of observing and performing all of the provisions of this Rental Agreement. Landlord shall make all reasonable efforts to promptly restore services to the Site. Landlord shall have the right to transfer the responsibility for services shown provided by Landlord and not included in the rent to a municipal or other utility company, and upon notice of such transfer, Tenant agrees to pay the new provider for such service and Landlord shall thereafter not be responsible for the furnishing of any such service. If Tenant fails to pay any charges when due, Tenant shall be in breach of this Rental Agreement.

(b) Tenant shall be responsible and pay for connecting and/or disconnecting all utilities from the Home to the utility connection points provided by the Community, including the cost of parts needed for connections. All utility connections shall be done in accordance with all applicable codes and industry standards. Tenant shall maintain an adequate amount of protection in cold weather to prevent damage to the water supply lines and any valves and metering equipment that it may contain. Tenant shall be responsible for any damage resulting from Tenant's failure to maintain a reasonable amount of protection.

(c) Tenant shall comply with all present and future laws and regulations regarding the collection, sorting, separation, and recycling of waste products, garbage, refuse, and trash ("Recycling Laws"). Tenant shall pay any cost which may be imposed upon Tenant directly as a result of the imposition of or change in any Recycling Laws and if such costs are imposed upon Landlord for the benefit of all of the Tenants of the Community, then Tenant shall pay a proportional share of such costs. Tenant shall also pay all costs, fines, penalties or damages that may be imposed on Landlord or Tenant by reason of Tenant's failure to comply with Recycling Laws or the provisions of this paragraph. Tenant expressly acknowledges that all the costs in connection with Recycling Laws are not included in the rent.

(d) The Site has the electrical service shown on page 1. Tenant acknowledges that changes to electrical service amperage or an increase in water riser size, if requested by Tenant in writing, will be performed at Tenant's expense by Landlord only or by a licensed contractor acceptable to Landlord.

2. SECURITY DEPOSIT: \$[N/A] (the maximum is set by state law.) Upon execution of this Rental Agreement, Tenant shall deposit with Landlord the Security Deposit as security for the performance by Tenant of all the terms and conditions of this Rental Agreement. Tenant has seven days after the commencement of the Tenancy to inspect the Premises and notify Landlord in writing of any damages or defects in the Premises which existed before the commencement of the Tenancy. If no notice is given by Tenant within the seven day period, it shall be presumed that no such damage existed and that Tenant received the Premises in good order and repair. Landlord, at its option, may withhold from the security deposit amounts permitted under Wis. Admin. Code ATCP 134.06 and/or Wis. Stat. 704.28.

3. RENEWAL AND HOLDOVER: Prior to the expiration of the Term of this Rental Agreement, Landlord and Tenant may enter into a new rental agreement or an extension of this Rental Agreement. If any changes in the terms or conditions of tenancy are to be made, then Landlord shall notify Tenant in writing of such changes at least 28 days before the date when the new rental agreement or extension of this Rental Agreement shall be effective. Tenant shall have 14 days after receipt of the notice to notify Landlord in writing of Tenant's acceptance or rejection of the new rental agreement or extension of this Rental Agreement and if Tenant fails to give such notification or rejects the new rental agreement or extension of this Rental Agreement, then the Rental Agreement shall terminate on the last day of the month following the expiration of the 28 day notice period. If Tenant remains in possession of the Premises after the expiration of the Term or other termination of this Rental Agreement without consent of Landlord, then Tenant shall be responsible for all damages sustained by Landlord resulting from Tenant's holding over, including, but not limited to, any claims or rents relating to subsequent occupants of the Premises. As allowed under Wis. Stat. 704.27, Landlord shall recover as minimum damages twice the rental value apportioned on a daily basis for the time the tenant remains in possession.

4. NOTICES OF TERMINATION OF A RENTAL AGREEMENT FOR ONE YEAR OR EXCEEDING ONE-YEAR: If the Rental Agreement term on page 1 is for more than 1 year, then Landlord and Tenant agree to follow the termination procedures set forth in Wis. Stats. 704.17(2) (a) to (c) unless the tenancy is being terminated pursuant to Wis. Stats. 704.17(3m), 704.17(2)(c) and 704.16(3).

5. USE: (a) The Site shall be used only for the placement of the Home and for a private residence in the Home for all named Tenants and all named minor dependents of Tenant as set forth on Tenant's application and this Rental Agreement. Any person other than listed on the Rental Agreement shall be considered a guest. Without the Landlord's written consent, any guest's stay shall not exceed a total of fourteen days within any twelve month period commencing with the first day of the guest's presence. Tenant shall be responsible for the acts of Tenant's other occupants and guests. Landlord shall have sole discretion to determine when a stay has exceeded fourteen days. Any person who is a guest and seeks to stay for more than fourteen days must be screened by Landlord using Landlord's standard procedures. Any guest who does not meet screening criteria must vacate.

(b) Tenant shall not use or permit the use of the Site for (1) any business enterprise including daycare unless authorized in writing by Landlord, (2) any unlawful purpose, or (3) any purpose that will adversely affect reputation of the Landlord, the Community or its residents. Nothing in this section authorizes landlord to terminate the tenancy of a tenant based solely on the commission of a crime in or on the rental property if the tenant, or someone who lawfully resides with the tenant, is the victim, as defined by s. 950.02(4), of that crime.

(c) Tenant shall not use or keep in, on, or about the Site anything which would adversely affect insurance coverage of the Home or the Community.

(d) No provision in this Rental Agreement authorizes landlord to terminate the tenancy of a tenant based solely on the commission of a crime in or on the rental property if the tenant, or someone who lawfully resides with the tenant, is the victim, as defined by s. 950.02(4), of that crime

(e) Tenant shall not make excessive noise or engage in activities which unduly disturb neighbors or other Tenants within the Community. Tenant shall not disturb either the Landlord's or other Tenant's right to the use and enjoyment of the property or create a nuisance. Disorderly conduct directed at other tenants, or landlord, or landlord representative, or contractor, whether in person, or any other means will not be tolerated.

(f) Tenant shall not keep in or about the Site any pet unless specifically approved in writing by Landlord and registered with the Community management. Landlord will administer this paragraph in conformance with Tenant's rights under the American's with Disabilities Act, Fair Housing Act and Wisconsin's Open Housing Law.

(g) Tenant shall in every respect comply with the ordinances of the municipality in which the Site is located and shall obey all lawful orders, rules and regulations of all governmental authorities. Tenant shall be responsible for any fines or other charges imposed on the manufactured home community or imposed by any level of government as a result of the Tenant's actions or inactions.

(h) Tenant shall not attach or affix anything to the exterior of the Home or construct any accessory structure on the Site, including any garage, shed, broadcast antennae greater than twelve feet high, satellite dish with a diameter greater than one meter, solar panel or wind turbine, exterior wood burning furnace or similar heating source, or other device without the prior written consent of Landlord. If Landlord consents, work shall be done in accordance with all applicable codes and regulations. Tenant shall not make any change to the exterior color of the Home or to any accessory structure on the Site without the prior written consent of Landlord. Tenant acknowledges that most construction requires a building permit. Tenant will obtain all required permits. The Site as described ends at the roof line. The Rental Agreement does not include an easement for light or solar access as this matter is specifically reserved by Landlord.

(i) Any accessory building that is not affixed to the ground is considered personal property and Tenant shall remove the accessory building upon removal of the Home unless there is a separate agreement to the contrary. If the accessory building is affixed to the ground, it is considered a fixture and shall not be removed and becomes property of Landlord when Tenant vacates.

(j) Tenant shall, within 15 days after the installation of the Home on the Site, install a "skirt" around the full perimeter of the Home which shall be first approved by Landlord. Skirting around the Home shall be properly maintained by Tenant during the entire Rental Agreement term in accordance with the standards at the time of original installation.

(k) Home shall be installed by a licensed and insured installer to applicable state standards.

(l) Except as otherwise stated in this paragraph, Tenant shall not cause or permit any flammable or explosive material, oil, radioactive material or hazardous or toxic waste or substance to be brought upon, used, stored or dumped on the Site or the Community. Tenant shall be responsible for any required repair, clean-up or detoxification of the Site or the Community caused by Tenant and shall indemnify Landlord from any liability, claim or expense. Proper use and storage of gasoline, gas cans, oil,

lighter fluid, other flammables, or LP tanks is required. The foregoing covenant and indemnity shall survive the termination of this Rental Agreement.

(m) Upon the termination of this Rental Agreement, all trees, shrubs and plants placed upon the Site by Tenant and all additions and improvements to the Site by Tenant shall remain upon the Site and shall be the property of Landlord unless there is a separate written agreement to the contrary.

(n) The Rental Agreement is predicated upon an agreement between Landlord and Tenant(s) regarding who owns and occupies the home; therefore, Tenant shall not either intentionally or unintentionally alter or change the identity of, or increase or decrease the number of occupant(s) and/or owners of the Home from those who were listed on the initial or any subsequent Rental Agreement. Written approval of Landlord is needed prior to any change in ownership or occupancy of the Home.

6. APPLICATION AND REGISTRATION FORM: Tenant attests that all representations made in the application and registration form for this Rental Agreement are incorporated into this Rental Agreement and made a part of it. Tenant represents and warrants that all information contained in the application and registration form is true and understands that this information was given as an inducement for Landlord to enter into this Rental Agreement and therefore constitutes a material covenant. If any information contained in the application and registration form for rental is not true, correct and complete, Tenant shall be in breach of this Rental Agreement and Landlord shall have the right to terminate this Rental Agreement and evict Tenant.

7. CONDITION OF PREMISES: Pursuant to Wis. Stat. 704.07(2)(bm), Landlord shall disclose to a prospective tenant, before entering into a rental agreement with or accepting any earnest money or security deposit from the prospective tenant, any building code or housing code violation to which all of the following apply: 1. The Landlord has actual knowledge of the violation. 2. The violation affects the dwelling unit that is the subject of the prospective rental agreement or a common area of the premises. 3. The violation presents a significant threat to the prospective tenant's health or safety. 4. The violation has not been corrected. (c) If the premises are damaged by fire, water or other casualty, not the result of the negligence or intentional act of the Landlord, this subsection is inapplicable and either sub. (3) or (4) governs.

8. MAINTENANCE AND REPAIR: Tenant shall at all times during the Rental Agreement Term keep the Home and any other improvements on the Site in good condition and repair including regular mowing and snow removal. Tenant shall keep the Home leveled and all exterior surfaces well maintained. Any broken windows shall be immediately repaired. Tenant shall keep the Home and Site in clean and tenantable condition and shall not permit any garbage, rubbish, refuse or dirt of any kind to accumulate in or about the Site or the Community. Tenant must maintain utility services by staying current with utility payments and the maintenance of the utility infrastructure of the Home.

9. COMMON AREAS: Landlord may at any time, give a 24 hour notice to close any of the private streets and walkways of the Community or any part of the Community to make repairs or changes, to prevent the acquisition of public rights in such area, to discourage non-resident parking, or for any other reason. Tenant acknowledges that the areas and facilities of the Community which are available from time to time for the common use of all tenants of the Community are being made available on a gratuitous basis and are not part of the Premises leased and the right to use these areas and facilities may be discontinued by Landlord at any time in its sole discretion, and discontinuance shall not be a default by Landlord under this Rental Agreement and shall have no effect on the rent to be paid or other obligations of the Tenant.

Landlord shall not be responsible for any loss or damage to Tenant's property in common areas or facilities or to any other person using them, except if the damage or injury is caused by the negligent acts or omissions of Landlord. Tenant using common areas and facilities does so at Tenant's own risk.

10. Guidelines for Community for Living: Tenant shall observe and comply with the Guidelines for Community for Living attached to this Rental Agreement. Tenant acknowledges that he or she has been furnished a copy of this Rental Agreement and the Guidelines for Community Living to inspect before paying any earnest money or security deposit or executing this Rental Agreement and further acknowledges receipt of a copy of this Rental Agreement and Guidelines for Community for Living. Landlord reserves the right to add to or amend the Guidelines for Community Living after giving Tenants 28 days advance written notice of any changes. Should Tenant neglect or fail to perform and observe any of the Guidelines for

Community Living, Tenant will be in breach of this Rental Agreement. In the event of a conflict between this Rental Agreement and the Guidelines for Community Living, the provisions of this Rental Agreement will control.

11. ADDITIONAL CHARGES: Tenant shall pay Landlord the charges set forth in this section as additional rent and within 10 days after Landlord's billing. Tenant's failure to pay any of the following charges shall be a breach of this Rental Agreement.

(a) On or before the date when Tenant is required to pay the monthly rent, Tenant shall pay the monthly municipal permit fee designated on page 1 and any personal property tax or any other tax and/or assessment imposed by any governmental agency or political subdivision for the right to use the Site for the siting of a manufactured/mobile home. Landlord shall notify Tenant in writing of any change in fees or taxes and Tenant shall adjust payments accordingly.

(b) If required maintenance is not performed by the Tenant, Landlord may, but shall have no obligation to, perform maintenance and Tenant shall pay Landlord the following maintenance charges:

Snow Removal: \$ N/A

Lawn Care: \$N/A

Debris Removal and/or Other Disposal: \$71.50 per hour

ALL MAINTENANCE FEES MAY BE SUBJECT TO STATE AND / OR LOCAL SALES TAX

(c) Tenant shall pay Landlord the following miscellaneous fees:

Credit Card fee: 3.23% convenience fee	Credit Check fee with application: \$25.00
Other: returned checks for stopped payments or closed accounts \$30.00	Co-signer Credit Check fee: \$25.00 Printed Statement Fee: \$3.00

ALL FEES SUBJECT TO CHANGE BASED ON ANY INCREASE IN CHARGES BY PROCESSOR

(d) Tenant shall pay for any charges or fines levied on Landlord for frivolous or unnecessary calls to police, fire or other services that are attributable to Tenant(s), Tenant's occupants, guests or invitees.

12. ASSIGNMENT AND SUBLETTING: Tenant shall not assign this Rental Agreement or sublet the Premises or any part thereof or permit any part of the Premises to be used or occupied by anyone other than those persons listed as a Tenant or Occupant.

13. TRANSFER OR REMOVAL OF HOME: Prior to transfer or removal of Home, Tenant shall comply with all of the following provisions:

(a) Tenant must provide Landlord the opportunity to inspect the Home before the sale. Landlord's inspection is for purposes of compliance with habitability and community standards and in no way creates any warranty or expectation of home performance. If Landlord suspects issues of habitability, Landlord may require further inspection by a third party. All required repairs must be completed by Tenant at least 10 days prior to the sale of the Home. In the event any repair is unsatisfactory, Landlord reserves the right to require that the work be done by a qualified contractor. A copy of the inspection report shall be made available to any buyer by Tenant.

(b) Tenant acknowledges that a buyer cannot occupy the Home on the Site before buyer completes and Landlord accepts their application for rental and enters into a rental agreement. Tenant acknowledges that Landlord has the right to screen any prospective buyers. Tenant acknowledges that disapproval of the buyer's application is based on screening criteria of the Landlord and not because there has been a change in ownership of the Home or the age of the Home.

(c) No rent to own or similar transactions which result in the seller retaining title to the Home are permitted.

(d) Any transporter of the home must provide proof of insurance acceptable to Landlord and any other reasonable requirements of Landlord seven business days prior to transport.

14. INSURANCE AND LIABILITY OF TENANT: (a) Tenant's use of the Premises shall be at Tenant's sole risk and Tenant acknowledges that it is the responsibility of Tenant to obtain personal property, personal liability, accident and other insurance coverage adequate to protect Tenant and Tenant's personal property and to cover living expenses in the event Tenant is unable to live in the Home on the Site. If the Home is owned by Tenant, Tenant shall be responsible for insuring the Home. Tenant shall provide proof of insurance at Landlord's request. Tenant acknowledges that Landlord's insurance does not cover Tenant's personal property or cover Tenant's actions.

(b) Tenant shall be liable for all damage to the Site and the Community caused by Tenant, Tenant's other occupants, guests and invitees and shall pay for all repairs necessitated by same.

15. NON-LIABILITY OF LANDLORD: Landlord, except for its negligent acts or omissions, shall not be liable for injury, loss, or damage which Tenant may sustain from the following: (a) theft, burglary, or other criminal acts committed by a third party in or about the Premises, (b) delay or interruption in any service from any cause, (c) fire, water, rain, frost, snow, gas, odors, or fumes from any source, (d) injury or damages caused by bursting or leaking pipes or back-up of sewer drains and pipes, (e) disrepair or malfunction of the Premises, appliances, and/or equipment unless Landlord was provided with prior written notice of the problem by Tenant. Tenant holds Landlord harmless from any claims or damages resulting from the acts or omissions of the Tenant, Tenant's occupants, Tenant's guests or invitees.

16. ENTRY BY LANDLORD: Landlord may enter the Premises, with or without Tenant's consent, at reasonable times upon 12 hour notice to inspect the premises, make repairs, show the Premises to prospective tenants or purchasers, or comply with applicable laws or regulations. Landlord may enter without advance notice when a health or safety emergency exists, or if Tenant is absent and Landlord believes entry is necessary to protect the Premises from damage. Landlord and/or utility providers may access the site, without advance notice, for reading utility meters or making repairs to equipment not owned by Tenant. Improper denial of access to the Premises is a breach of this Rental Agreement.

17. WAIVER: It is expressly agreed by the parties, that after the service of notice or the filing of an eviction, or after final judgment for possession of the Premises, Landlord may receive and collect any rent due, and the payment of rent shall not waive or affect the notice, suit or judgment. Waiver of a breach of any term, condition or covenant of this Rental Agreement by either party shall be limited to the particular instance and shall not be deemed to waive past or future breaches of the same or other terms, conditions or covenants. Vacating or abandoning the Premises does not relieve Tenant of the obligation to pay any amounts due under this Rental Agreement or any amounts which may become due under this Rental Agreement.

18. PROPERTY LEFT BEHIND: If Tenant is evicted or removes from the Premises for a period of ten days, with rent and other charges unpaid and leaves personal property, Landlord may presume that the Tenant has abandoned the property and may dispose of the property in any manner that the Landlord, in its sole discretion, determines is appropriate. Landlord will not store personal property left behind except prescription medication and medical equipment, which will be stored for 7 days from the date of discovery. No notice must be provided for abandoned personal property, except if the abandoned property is a manufactured/mobile home or titled vehicle.

19. CRIMINAL ACTIVITY PROHIBITED: Tenant, any member of the Tenant's household, guest or invitee shall not engage in or allow others to engage in any criminal activity, including drug-related criminal activity, in the Premises or on the property. Pursuant to Wis. Stat. 704.17(3M), Landlord may terminate the tenancy of Tenant, without giving Tenant an opportunity to remedy the default, upon notice requiring Tenant to vacate on or before a date at least 5 days after the giving of the notice, if Tenant, a member of the Tenant's household, or a guest or other invitee of Tenant or a member of the Tenant's household engages in any of the following: (a) criminal activity that threatens the health or safety of, or right to peaceful enjoyment of the Premises by other tenants, (b) criminal activity that threatens the health or safety of, or right to peaceful enjoyment of their residences by persons residing in the immediate vicinity of the Premises, (c) criminal activity that threatens the health or safety of Landlord or an agent or employee of Landlord, (d) drug-related criminal activity, which includes the manufacture or distribution of a controlled substance, on or near the Premises. The above does not apply to a Tenant who is the victim, as defined in Wis. Stat. 950.02(4), of the criminal activity. It is not necessary that there have been an arrest or conviction for the criminal activity or drug-related criminal activity. No provision in this section authorizes landlord to terminate the tenancy of a tenant based solely on the commission of a crime in or on the rental property if the tenant, or someone who lawfully resides with the tenant, is the victim, as defined by s. 950.02(4), of that crime.

20. NOTICE OF DOMESTIC ABUSE PROTECTIONS: (1) As provided in Section 106.50 (5m) (d) of the Wisconsin Statutes, a Tenant may be able to stop 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.

21. 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.

22. **LANDLORD'S AGENTS:** Agent for Maintenance, Collection of Rent and Service of Process: **[Legal Property Name]**, LLC, N7559 N. Pioneer Rd, Fond du Lac, WI 54937-9714 (phone) 920-922-2222

23. **EMERGENCY SHELTER:** The Community does/does not contain an emergency shelters

24. **MISCELLANEOUS:** (a) If the Home was purchased from Landlord or an affiliate of Landlord, Tenant acknowledges receipt of a copy of this Rental Agreement and Guidelines for Community Living prior to signing a purchase contract for purchase of the Home.

(b) Tenant agrees to vacate the Premises at the end of the Term or any extension and promptly vacate the Site, including removal of Home if owned by Tenant.

(c) If Tenant is more than one individual, then all such individuals shall be jointly and severally liable for the full amount of any payments due under this Rental Agreement and the performance of all obligations set forth in this Rental Agreement.

(d) Any heir, executor, administrator or assign cannot occupy the Home or Site without submitting an application for rental, being approved by the Landlord and entering into a rental agreement. Should a Tenant die, the Rental Agreement will terminate on the earlier of 60 days after Landlord receives notice, is advised or otherwise becomes aware of Tenant's death or, the expiration of the term of the Rental Agreement. Any other adult Tenant under the Rental Agreement remains bound by this Rental Agreement.

(e) If a co-signer is an additional signee, Tenant agrees that any renewal of this Rental Agreement is subject to continuation of the co-signer or substantiation by Tenant of Tenant's ability to pay without such co-signer to the satisfaction of Landlord.

(f) Tenant at all times shall keep Landlord apprised of working telephone number(s).

(g) All vehicles on the Premise shall be drivable and have a current vehicle registration. No vehicle can be used for storage.

(h) Pursuant to Wis. Stats § 704.10, Landlord may provide by electronic means any of the following: A copy of the rental agreement and any document related to the rental agreement; a security deposit and any documents related to the accounting and disposition of the security deposit and security deposit refund; a promise made before the initial rental agreement to clean, repair, or otherwise improve any portion of the premises; or advance notice of entry under s. 704.05 (2).

25. **PRIVACY POLICY:** (a) Landlord collects non-public personal information about Tenant from the following sources: 1) information Landlord receives from Tenant on his or her application for rental or other forms; 2) information about Tenant's transactions with Landlord, or affiliates or others and 3) information Landlord receives from a consumer reporting agency. Landlord does not disclose any nonpublic personal information about Tenant or former tenants to anyone except as permitted by law or by Tenant. Landlord restricts access to non-public personal information about Tenant and former tenants to those employees who need to know that information to provide products or services to Tenant. Landlord maintains physical, electronic and procedural safeguards that comply with federal standards to guard Tenant's non-public personal information.

(b) Tenant consents to Landlord obtaining utility account information, including any past due bills which Landlord may become responsible.

TENANT(s): _____ Date: _____ TENANT(s): _____ Date: _____
Tenant Signature(s) Tenant Signature(s)

TENANT(s): _____ Date: _____ TENANT(s): _____ Date: _____
Tenant Signature(s) Tenant Signature(s)

[Legal Property Name] _____
Community Legal Business Name

Landlord or _____ Date: _____
Authorized Agent : Landlord or Authorized Agent Signature(s)

Effective July 1, 2018

COMMUNITY GUIDELINES FOR LIVING

EAGLES LANDING MOBILE HOME PARK
6888 HELEN CREEK ROAD
LAND O'LAKES, WISCONSIN 54540

1. Residents shall not violate any law in the use of the premises, make excessive noise or engage in activities which disturb neighbors or other residents within the community. Residents must maintain radios, stereos, televisions, voices and other sounds at reasonable levels, most particularly between the hours of 9:00 p.m. and 8:00 a.m.
2. Any improvements made by a resident to the site shall be removed at the expense of the resident at such time lessee removes home from the site, or improvements may remain at the site upon written consent of the lessor.
3. The maximum speed limit in the community for all vehicles at all times is fifteen miles per hour.
4. No clotheslines of any type are allowed outside any home. No fences around homes are allowed.
5. No garbage is permitted outside individual homes. A community trash bin is provided by lessor. Trash should be put in plastic bags prior to being deposited into trash bin in order to reduce odor.
6. Pet(s) are permitted but must be kept on a leash at all times while on community property. Lessee is responsible to make sure that his or her pet(s) does not disturb other residents or neighbors. Please refrain from walking pets in any recreational area. Pet(s) feces is to be confined to your lot and must be picked up daily. Please clean up after your pet(s) while you're walking.
7. Residents may dock only one boat per household due to limited shoreline space. Boat trailers and utility trailers must be parked in the designated area of the community, not by residents' homes. No shore stations, boat lifts, or dock canopies are allowed. No travel trailers or R.V. vehicles are permitted in the community except for loading and unloading.
8. All homes must be painted or stained in a neat and clean manner by resident. Any storage buildings or porches owned by the resident must be stained a color that is consistent with the home color. Paint or stain colors must be approved by lessor.
9. No trees on community property shall be trimmed without approval of lessor.

10. No outside fires are permitted at any time other than a self-contained barbecue.
11. Wash machines are allowed, but they must be approved by management prior to installation. Only water efficient models, 23 gallons or less, (preferably less) will be approved.
12. Winterizing and drainage of each home is the responsibility and expense of each resident.
13. There is no parking allowed on streets.
14. The community will be closed during the winter season to all residents except the community owner and/or manager. Residents may not occupy their homes during this time that the community is closed. The community will be open for the summer season by the first Saturday in May, weather permitting, and will remain open until the third Monday in October, weather permitting. If severe weather is anticipated, this may prevent the community from opening and/or closing on these exact dates.
15. No lifeguard is on duty for the swimming and boating areas, therefore residents and their guests use those areas at their own risk. Children under age 16 may not use the swimming area without an adult or guardian present.
16. No more than two families may be co-owners of any home. There shall not be more than five occupants per home at any one time due to septic limitations.
17. All residents shall be responsible for cleaning up after themselves after using the fish cleaning house.
18. If any resident desires to sell their home, the "for sale" sign must be no larger than 18 inches tall and 24 inches wide, neatly printed, and attached to the home itself, not mounted on community property.
19. Each resident shall maintain their site in a neat, clean, and orderly manner, including the mowing of grass on that site.