



## LEASE SUMMARY

**Property Location:** Downer Avenue – Unit 2

**Lease Dates:** August 1, 2015 – July 31, 2016

**Monthly Rent:** \$1,500

**Rent Due:** 1<sup>st</sup> of every month

**Late Fee:** \$50 charge if not received by the 5<sup>th</sup> of the month

**Place of Rent:** Paid online through Cozy or by check to:  
Langdon Downer, LLC  
W240 N1221 Pewaukee Road, Suite B  
Pewaukee, WI 53188

**Residents:**

|                     |              |                                                                      |
|---------------------|--------------|----------------------------------------------------------------------|
| Trent Rieder        | 920.602.7147 | <a href="mailto:tjrieder@uwm.edu">tjrieder@uwm.edu</a>               |
| Colin Dwyer         | 618.946.4239 | <a href="mailto:cfdwyer@uwm.edu">cfdwyer@uwm.edu</a>                 |
| Khalifah Alkhalifan | 414.378.0821 | <a href="mailto:eldonkhalifah@gmail.com">eldonkhalifah@gmail.com</a> |

**Maintenance:**

|              |              |
|--------------|--------------|
| Gary Edwards | 414.303.5840 |
|--------------|--------------|

**Property Manager:**

|             |              |                                                                                |
|-------------|--------------|--------------------------------------------------------------------------------|
| Sheryl Ewig | 414.745.5177 | <a href="mailto:sheryl@langdonpartnersre.com">sheryl@langdonpartnersre.com</a> |
|-------------|--------------|--------------------------------------------------------------------------------|

**Property Owners:**

|              |              |                                                                          |
|--------------|--------------|--------------------------------------------------------------------------|
| Matt Ewig    | 312.720.4827 | <a href="mailto:langdonpartners@gmail.com">langdonpartners@gmail.com</a> |
| Jeff Robbins | 847.987.9440 |                                                                          |

### Residential Lease

This Residential Lease Agreement (hereinafter "Lease") is entered into this the 13th day of February 2015 by and between the Lessor: **Langdon Downer, LLC** (hereinafter referred to as Landlord and the Lessee(s):

**Trent Rieder**  
Name

On file  
Social Security Number

**Colin Dwyer**  
Name

On file  
Social Security Number

**Khalifah Alkhalifan**  
Name

On file  
Social Security Number

All Lessees (hereinafter referred to collectively as "Tenant"), are jointly, severally and individually bound by, and liable under, the terms and conditions of this Lease.

For the valuable consideration described below, the sufficiency of which is hereby acknowledged, Landlord and Tenant do hereby covenant, contract and agree as follows:

GRANT OF LEASE: Landlord does hereby lease unto Tenant, and Tenant does hereby rent from Landlord, solely for use as a personal residence, excluding all other uses, the personal residence (Premises) located at 3120 N. Downer Avenue, #2, Milwaukee, WI 53211

For the granting of this Lease by the Landlord to the Tenant, the personal residence described above shall be used and occupied only by the Lessee's listed above.

**1. TERM OF LEASE:** August 1, 2015 to July 31, 2016

**2. SECURITY DEPOSIT:** Upon execution of this Lease, tenant shall deposit the sum of \$1,500 held by Landlord as a security deposit for reasonable cleaning of, and repair of damages to, the premises upon the expiration or termination of this Lease, or other reasonable damages resulting from a default by Tenant. Tenant shall be liable to Landlord for all damages to the leased premises upon the termination of this Lease, ordinary wear and tear accepted. Tenant is not entitled to interest on the security deposit. Tenant may not apply the security deposit to any rent due under this Lease. If Landlord sells or assigns the leased premises, Landlord shall have the right to transfer Tenant's security deposit to the new owner or assignee to hold under this Lease and upon so doing Landlord shall be released from all liability to Tenant for return of said security deposit.

Landlord shall refund a security deposit to the tenant on or before the 21st day after the date the tenant surrenders the premises. Before returning a security deposit, the landlord may deduct from the deposit damages and charges for which the tenant is legally liable under the lease or as a result of breaching the lease. The landlord may not retain any portion of a security deposit to cover normal wear and tear. If the landlord retains all or part of a security deposit under this section, the landlord shall give to the tenant the balance of the security deposit, if any, together with a written description and itemized list of all deductions. The landlord is not required to give the tenant a description and itemized list of deductions if (1) the tenant owes rent when he surrenders possession of the premises and (2) there is no controversy concerning the amount of rent owed.

The landlord is not obligated to return a tenant's security deposit or give the tenant a written description of damages and charges until the tenant gives the landlord a written statement of the tenant's forwarding address for the purpose of refunding the security deposit.

**3. RENT PAYMENTS:** Tenant agrees to pay rent unto the Landlord during the term of this Lease in equal monthly installments of \$1,500 said installment for each month being due and payable on or before the 1st day of the month, the first rent payment under this Lease being due on August 1, 2015.

Tenant agrees that if rent is not paid in full on or before the 5th day of the month, Tenant will pay a late charge of \$50 as allowed by applicable Wisconsin law.

The prorated rent from the commencement of this Lease to the first day of the following month is N/A, which amount shall be paid at the execution of this Lease.

Tenant agrees that rent shall be paid in lawful money of the United States by (indicate those that apply):

☒ online, ☐ personal check, ☐ cashier's check.

Rent payments shall be made payable to Langdon Downer, LLC and paid online or mailed or delivered to:

**Langdon Downer, LLC  
C/O Matt Ewig  
W240 N1221 Pewaukee Road  
Suite B  
Waukesha, WI 53188**

This address can be changed at any time with notice by Landlord or its agent. All notices from Tenant to Landlord under this Lease and applicable Wisconsin law shall be delivered to the above address.

Tenant agrees that rent monies will not be considered paid until Landlord or Landlord's agent receives the rent monies, either by mail or by delivery to the above address. Tenant placing rent monies in the mail is not sufficient for rent to be considered paid, and rent will be considered unpaid until actual receipt thereof.

If there are multiple Tenants signed to this Lease, all such Tenants are jointly, severally and individually bound by, and liable under, the terms and conditions of this Lease. A judgment entered against one Tenant shall be no bar to an action against other Tenants.

**4. NOTICE OF INTENT TO SURRENDER:** Any other provision of this lease to the contrary notwithstanding, at least one-hundred twenty (120) days prior to the normal expiration of the term of this Lease as noted under the heading TERM OF LEASE above, Tenant shall give written notice to Landlord of Tenant's intention to surrender the residence at the expiration of the Lease term. If said written notice is not timely given, the Tenant shall become a month-to-month tenant as defined by applicable Wisconsin law, and all provisions of this Lease will remain in full force and effect, unless this Lease is extended or renewed for a specific term by written agreement of Landlord and Tenant.

If Tenant becomes a month-to-month tenant in the manner described above, Tenant must give a sixty (60) day written notice to the Landlord of Tenant's intention to surrender the residence. At any time during a month-to-month tenancy Landlord may terminate the month-to-month Lease by serving Tenant with a written notice of termination, or by any other means allowed by applicable Wisconsin law. Upon termination, Tenant shall vacate the premises and deliver same unto Landlord on or before the expiration of the period of notice.

**5. CONSEQUENCES OF BREACH BY TENANT:** If Tenant, by any act or omission, or by the act or omission of any of Tenant's family or invitees, licensees, and/or guests, violates any of the terms or conditions of this Lease or any

other documents made a part hereof by reference or attachment, Tenant shall be considered in breach of this Lease (breach by one tenant shall be considered breach by all tenants where Tenant is more than one person).

In compliance with Wisconsin Code § 704.17(2):

(a) If a tenant under a lease for a term of one year or less, or a year-to-year tenant, fails to pay rent when due, the tenant's Lease is terminated if the landlord gives the tenant notice requiring the tenant to pay rent or vacate on or before a date at least 5 days after the giving of the notice and if the tenant fails to pay accordingly. If a tenant has been given such a notice and has paid the rent on or before the specified date, or been permitted by the landlord to remain in possession contrary to such notice, and if within one year of any prior default in payment of rent for which notice was given the tenant fails to pay a subsequent installment of rent on time, the tenant's Lease is terminated if the landlord, while the tenant is in default in payment of rent, gives the tenant notice to vacate on or before a date at least 14 days after the giving of the notice.

(b) If a tenant under a lease for a term of one year or less, or a year-to-year tenant, commits waste or breaches any covenant or condition of the tenant's lease, other than for payment of rent, the tenant's Lease is terminated if the landlord gives the tenant a notice requiring the tenant to remedy the default or vacate the premises on or before a date at least 5 days after the giving of the notice, and if the tenant fails to comply with such notice. A tenant is deemed to be complying with the notice if promptly upon receipt of such notice the tenant takes reasonable steps to remedy the default and proceeds with reasonable diligence or if damages are adequate protection for the landlord and the tenant makes a bona fide and reasonable offer to pay the landlord all damages for the tenant's breach. If within one year from the giving of any such notice, the tenant again commits waste or breaches the same or any other covenant or condition of the tenant's lease, other than for payment of rent, the tenant's Lease is terminated if the landlord, prior to the tenant's remedying the waste or breach, gives the tenant notice to vacate on or before a date at least 14 days after the giving of the notice.

**6. DELIVERY OF NOTICES:** Any giving of notice under this Lease or applicable Wisconsin law shall be made by Tenant in writing and delivered to the address noted above for the payment of rent, either by hand delivery) or by mail. Certified or registered mail is recommended. Delivery by mail shall not be considered complete until actual receipt by Landlord or Landlord's agent.

Any notices from Landlord to Tenant shall be in writing and shall be deemed sufficiently served upon Tenant when deposited in the mail addressed to the leased premises, or addressed to Tenant's last known post office address, or hand delivered, or placed in Tenant's mailbox. If Tenant is more than one person, then notice to one shall be sufficient as notice to all.

**7. UTILITIES:** Tenant will provide and pay for the following utilities (indicate those that apply):

☒ Electric, ☒ Gas, ☒ Telephone, ☒ Cable Television, ☐ Water, ☐ Garbage pick-up  
Landlord will provide and pay for the following utilities (indicate those that apply):

☐ Electric, ☐ Gas, ☐ Telephone, ☐ Cable Television, ☒ Water, ☒ Garbage pick-up

Tenant shall be responsible for contacting and arranging for any utility service not provided by the Landlord, and for any utilities not listed above. Tenant shall be responsible for having same utilities disconnected on the day Tenant delivers the leased premises back unto Landlord upon termination or expiration of this Lease.

**8. OBLIGATIONS AND DUTIES OF LANDLORD:** In compliance with Wisconsin Code § 704.07(2), unless the repair was made necessary by the negligence or improper use of the premises by the tenant, the landlord is under duty to:

a. Keep in reasonable state of repair portions of the premises over which the landlord maintains control;

b. Keep in a reasonable state of repair all equipment under the landlord's control necessary to supply services which the landlord has expressly or impliedly agreed to furnish to the tenant, such as heat, water, elevator or air conditioning;

c. Make all necessary structural repairs;

d. Except for residential premises subject to a local housing code, repair or replace any plumbing, electrical wiring, machinery or equipment furnished with the premises and no longer in reasonable working condition;

e. For a residential Lease, comply with a local housing code applicable to the premises.

**9. OBLIGATIONS AND DUTIES OF TENANT:** In compliance with Wisconsin Code § 704.07(3):

a. If the premises are damaged by the negligence or improper use of the premises by the tenant, the tenant must repair the damage and restore the appearance of the premises by redecorating. However, the landlord may elect to undertake the repair or redecoration, and in such case the tenant must reimburse the landlord for the reasonable cost thereof; the cost to the landlord is presumed reasonable unless proved otherwise by the tenant.

b. Except for residential premises subject to a local housing code, the tenant is also under a duty to keep plumbing, electrical wiring, machinery and equipment furnished with the premises in reasonable working order if repair can be made at cost, which is minor in relation to the rent.

c. A tenant in a residential Lease shall comply with a local housing code applicable to the premises.

Tenant agrees that any violation of these provisions shall be considered a breach of this Lease.

**10. NO ASSIGNMENT:** Tenant expressly agrees that the leased premises nor any portion thereof shall not be assigned or sub-let by Tenant without the prior written consent of Landlord. If Landlord consents to a partial or total sublease of the unit, the Tenant agrees to pay \$150 processing fee in conjunction with the approved sublease.

**11. TENANT INSURANCE REQUIREMENT:** Tenant is required to carry a Renter's Insurance Policy to insure their possessions, the interior of the unit and their guests. Landlord shall not be liable to Tenant, Tenant's family or Tenant's invitees, licensees, and/or guests for damages not proximately caused by Landlord or Landlord's agents. Landlord will not compensate Tenant or anyone else for damages proximately caused by any other source whatsoever, or by Acts of God, and Tenant is required to independently purchase insurance to protect Tenant, Tenant's family, Tenant's invitees, licensees, and/or guests, and all personal property on the leased premises and/or in any common areas from any and all damages.

**12. CONDITION OF LEASED PREMISES:** Tenant hereby acknowledges that Tenant has examined the leased premises prior to the signing of this Lease, or knowingly waived said examination. Tenant acknowledges that Tenant has not relied on any representations made by Landlord or Landlord's agents regarding the condition of the leased premises and that Tenant takes premises in its AS-IS condition with no express or implied warranties or representations beyond those contained herein or required by applicable Wisconsin law. Tenant agrees not to damage the premises through any act or omission, and to be responsible for any damages sustained through the acts or omissions of Tenant, Tenant's family or Tenant's invitees, licensees, and/or guests. If such damages are incurred, Tenant is required to pay for any resulting repairs at the same time and in addition to the next month's rent payment, with consequences for non-payment identical to those for non-payment of rent described herein. At the expiration or termination of the Lease, Tenant shall return the leased premises in as good condition as when taken by Tenant at the commencement of the lease, with only normal wear-and-tear accepted. Tenant shall have the right to

remove from the premises Tenant's fixtures placed thereon by Tenant at his expense, provided, however, that Tenant in effecting removal, shall restore the leased premises to as good, safe, sound, orderly and slightly condition as before the addition of Tenant's fixture. Failing this, Tenant shall be obligated to pay for repairs as stated above.

**13. ALTERATIONS:** Tenant shall make no alterations, decorations, additions, or improvements to the leased premises without first obtaining the express written consent of Landlord. Any of the above-described work shall become part of the dwelling. If carried out by independent contractors, said contractors must be approved by Landlord. Tenant shall not contract for work to be done without first placing monies sufficient to satisfy the contract price in an escrow account approved by Landlord. All work shall be done at such times and in such manner as Landlord may designate. If a construction or mechanic's lien is placed on the leased premises as a result of the work, such shall be satisfied by Tenant within ten (10) days thereafter at Tenant's sole expense. Tenant shall be considered in breach of this Lease upon failure to satisfy said lien.

**14. NO ILLEGAL USE:** Tenant shall not perpetrate, allow or suffer any acts or omissions contrary to law or ordinance to be carried out upon the leased premises or in any common area. Upon obtaining actual knowledge of any illegal acts or omissions upon the leased premises, Tenant agrees to immediately inform Landlord and the appropriate authorities. Tenant shall bear responsibility for any and all illegal acts or omissions upon the leased premises and shall be considered in breach of this Lease upon conviction of Tenant or any of Tenant's family or invitees, licensees, and/or guests for any illegal act or omission upon the leased premises whether known or unknown to Tenant.

**15. NOTICE OF INJURIES:** In the event of any significant injury or damage to Tenant, Tenant's family, or Tenant's invitees, licensees, and/or guests, or any personal property, suffered in the leased premises or in any common area, written notice of same shall be provided by Tenant to Landlord at the address designated for delivery of notices (identical to address for payment of rent) as soon as possible but not later than five (5) days after said injury or damage. Failure to provide such notice shall constitute a breach of this Lease.

**16. LANDLORD'S RIGHT TO MORTGAGE:** Tenant agrees to accept the premises subject to and subordinate to any existing or future mortgage or other lien, and Landlord reserves the right to subject premises to same. Tenant agrees to and hereby irrevocably grants Landlord power of attorney for Tenant for the sole purpose of executing and delivering in the name of the Tenant any document(s) related to the Landlord's right to subject the premises to a mortgage or other lien.

**17. DELAY IN REPAIRS:** Tenant agrees that if any repairs to be made by Landlord are delayed by reasons beyond Landlord's control, there shall be no effect on the obligations of Tenant under this Lease.

**18. ABANDONMENT:** Abandonment shall be defined as the absence of the Tenant from the leased premises for a period of seven (7) or more consecutive days while rent or any owing monies remain unpaid - whereupon Tenant will be considered in breach of this Lease. This definition is subordinate to, and shall not in any way impair, the rights and remedies of Landlord under this Lease or applicable Wisconsin law, except that in case of abandonment, Landlord or Landlord's agents may immediately or any time thereafter enter and re-take the leased premises as provided by applicable Wisconsin law, and terminate this Lease without notice to Tenant.

**19. POSSESSION OF PREMISES:** Tenant shall not be entitled to possession of the premises designated for lease until the security deposit and first month's rent (or prorated portion thereof), less any applicable promotional discount, is paid in full and the premises designated for lease is vacated by the prior tenant.

**20. DELAY OF POSSESSION:** Tenant expressly agrees that if by reason of the premises being unready for occupancy, or by reason of the previous tenant or occupant of the dwelling holding over, or as a result of any other

cause whatsoever, Tenant is unable to enter and occupy the premises, Landlord shall not be liable to Tenant in damages, but shall abate the rent for the period in which the Tenant is unable to occupy the premises.

**21. MATERIALITY OF APPLICATION TO RENT:** All representations made by Tenant(s) on the Application to Rent (or like-titled document) are material to the grant of this Lease, and the Lease is granted only on condition of the truthfulness and accuracy of said representations. If a failure to disclose or lack of truthfulness is discovered on said Application, Landlord may deem Tenant to be in breach of this Lease.

**22. MODIFICATION OF THIS LEASE:** Any modification of this lease shall not be binding upon Landlord unless in writing and signed by Landlord or Landlord's authorized agent. No oral representation shall be effective to modify this Lease. If, as per the terms of this paragraph, any provision of this lease is newly added, modified, or stricken out, the remainder of this Lease shall remain in full force and effect.

**23. REMEDIES NOT EXCLUSIVE:** The remedies and rights contained in and conveyed by this Lease are cumulative, and are not exclusive of other rights, remedies and benefits allowed by applicable Wisconsin law.

**24. SEVERABILITY:** If any provision herein, or any portion thereof, is rendered invalid by operation of law, judgment, or court order, the remaining provisions and/or portions of provisions shall remain valid and enforceable and shall be construed to so remain.

**25. NO WAIVER:** The failure of Landlord to insist upon the strict performance of the terms, covenants, and agreements herein shall not be construed as a waiver or relinquishment of Landlord's right thereafter to enforce any such term, covenant, or condition, but the same shall continue in full force and effect. No act or omission of Landlord shall be considered a waiver of any of the terms or conditions of this Lease, nor excuse any conduct contrary to the terms and conditions of this Lease, nor be considered to create a pattern of conduct between the Landlord and Tenant upon which Tenant may rely upon if contrary to the terms and conditions of this Lease.

**26. HEIRS AND ASSIGNS:** It is agreed and understood that all covenants of this lease shall succeed to and be binding upon the respective heirs, executors, administrators, successors and, except as provided herein, assigns of the parties hereto, but nothing contained herein shall be construed so as to allow the Tenant to transfer or assign this lease in violation of any term hereof.

**27. DESTRUCTION OF PREMISES:** In the event the leased premises shall be destroyed or rendered totally untenable by fire, windstorm, or any other cause beyond the control of Landlord, then this Lease shall cease and terminate as of the date of such destruction, and the rent shall then be accounted for between Landlord and Tenant up to the time of such damage or destruction of said premises as if being prorated as of that date. In the event the leased premises are damaged by fire, windstorm or other cause beyond the control of Landlord so as to render the same partially untenable, but repairable within a reasonable time, then this lease shall remain in force and effect and the Landlord shall, within said reasonable time, restore said premises to substantially the condition the premises were in prior to said damage, and there shall be an abatement in rent in proportion to the relationship the damaged portion of the leased premises bears to the whole of said premises.

**28. EMINENT DOMAIN:** In the event that the leased premises shall be taken by eminent domain, the rent shall be prorated to the date of taking and this Lease shall terminate on that date.

**29. MONTH to MONTH:** In the event that the tenant is on a month to month agreement, Tenant agrees not to vacate from October to April.

TENANT IS ALSO RESPONSIBLE FOR GIVING A 60 DAY WRITTEN NOTICE TO VACATE, DUE ON THE 1ST OF ANY MONTH.

**30. LANDLORD ENTRY:** In addition to the rights provided by applicable Wisconsin law, Landlord shall have the right to enter the leased premises at all reasonable times for the purpose of inspecting the same and/or showing the same to prospective tenants or purchasers, and to make such reasonable repairs and alterations as may be deemed necessary by Landlord for the preservation of the leased premises or the building and to remove any alterations, additions, fixtures, and any other objects which may be affixed or erected in violation of the terms of this Lease. Landlord shall give reasonable notice of intent to enter premises except in the case of an emergency.

**31. GOVERNING LAW:** This Lease is governed by the statutory and case law of the State of Wisconsin.

**32. LEAD-BASED PAINT DISCLOSURE:**

HOUSING BUILT BEFORE 1978 MAY CONTAIN LEAD-BASED PAINT. LEAD FROM PAINT, PAINT CHIPS, AND DUST CAN POSE HEALTH HAZARDS IF NOT MANAGED PROPERLY. LEAD EXPOSURE IS ESPECIALLY HARMFUL TO YOUNG CHILDREN AND PREGNANT WOMEN. BEFORE RENTING PRE-1978 HOUSING, LESSORS MUST DISCLOSE THE PRESENCE OF KNOWN LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS IN THE DWELLING. LEASES MUST ALSO RECEIVE A FEDERALLY APPROVED PAMPHLET ON LEAD POISONING PREVENTION.

Landlord states as follows: *[Landlord check one]*

☐ The leased premise was constructed in 1978 or later.

☒ The leased premise was constructed prior to 1978. Landlord has conformed with all federal requirements regarding lead-based paint disclosure including the completion and mutual signing with Tenant and any agents, of the Lead-Based Paint Disclosure Form attached hereto and incorporated into this lease as a part hereof. All associated information required by the Disclosure form (if any) was furnished to Tenant, and Tenant received the EPA pamphlet "Protect Your Family From Lead In Your Home."

**33. ADDITIONAL PROVISIONS:**

None  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**34. NON STANDARD RENTAL PROVISIONS:** As a part of the rental agreement (composed of the Rental Application, the Lease with Standard Lease Rider and such other supplementary documents as the parties executed) the undersigned Lessee(s) agree to the following charges and costs which may be assessed against the security deposit.

- Actual hourly costs for cleaning service.
- \$45.00 stove cleaning charge.
- \$25.00 refrigerator cleaning charge.
- \$15.00 per square foot prorated replacement of vinyl - pro rated on a five year cycle.
- Actual cost for second coat painting of the entire apartment if necessary due to Lessee changing of original color or abuse.
- Actual cost for second coat painting for any individual room if necessary due to Lessee changing of original color or abuse.
- Actual cost for floor repairs where damage is caused by Lessee abuse.

- Countertop damage caused by Lessee abuse will be charged at actual repair or replacement cost.
- Appliance repair or replacement cost caused by Lessee's abuse.
- Actual replacement costs of window glass, screens, mini or vertical blinds, plumbing or electrical fixtures, apartment doors, kitchen or bath cabinets when damage caused by Lessee's abuse.
- Actual repair cost of drywall damage(s) or other physical damage caused by Lessee not otherwise specifically itemized herein.
- \$45 per key for failure to return keys pertaining to Lessor's property or actual cost of locksmith replacing.
- Actual costs incurred caused by damage to common areas or grounds during moving.

Tenant's acceptance of Move in Inspection form and agrees to return within ten days. If not returned within 10 days Landlord will assume the apartment is in perfect condition.

I understand that if I fail to properly clean my apartment upon departure, I will be charged the above charges (or higher actual cost of repair if applicable)

|                              |               |
|------------------------------|---------------|
| _____<br>Signature of Lessee | _____<br>Date |
| _____<br>Signature of Lessee | _____<br>Date |
| _____<br>Signature of Lessee | _____<br>Date |

**35. SMOKE DETECTOR:** Tenant has been provided with a working smoke detector with a tamper proof battery at move-in by Landlord. I agree to notify Landlord if the detector fails or becomes faulty:

|                              |               |
|------------------------------|---------------|
| _____<br>Signature of Lessee | _____<br>Date |
| _____<br>Signature of Lessee | _____<br>Date |
| _____<br>Signature of Lessee | _____<br>Date |

**36. NO RESPONSIBILITY:** Langdon Downer, LLC any and all of its current and future affiliated companies, and all of its employees and agents accept no responsibility for any of the legal language and the description of Wisconsin codes described in this lease document. All parties are strongly encouraged to seek legal counsel before executing this document. **WITNESS THE SIGNATURES OF THE PARTIES TO THIS RESIDENTIAL LEASE AGREEMENT:**

**LANDLORD:**

  
 Sign Matthew J. Emis - Manager  
 Print 3/12/15  
 Date

**TENANT:**

Colin Dwyer  
Sign Colin Dwyer  
Print 2/13/2015  
Date

**PARENTAL GUARANTEE:**

Guarantor do/does hereby personally guarantee full compliance with the terms and conditions of this Lease, including, but no by way of limitation, the payment of rent therein and provisions pertaining to joint and several liability of Lessee under this Lease.

This agreement shall remain in full force and effect for the term of said Lease and any renewals, extension, modifications, amendments or subsequent Lease agreements between the Lessor and the Lessee named below regarding the same premises. Guarantor agrees that the address for the service for any court action resulting from this Guarantee shall be the address of the rental unit. The terms and conditions of this Guarantee shall be binding upon the Guarantor and the Guarantor's respective heirs, executors, administrators, personal representatives, successors, beneficiaries and assigns.

Frank Dwyer  
Signature of Guarantor

2/13/2015  
Date

Frank Dwyer  
Printed Name of Guarantor

808 Enos Ln, Godfrey, IL 62035  
Address of Guarantor

City, State, Zip code

618-604-9583  
Phone number of Guarantor

fdwyer6@sbcglobal.net  
Email Address of Guarantor

**TENANT:**

K.   
Sign  
Khalifah Alkhalifah  
Print  
02/13 / 2015  
Date

**PARENTAL GUARANTEE:**

Guarantor do/does hereby personally guarantee full compliance with the terms and conditions of this Lease, including, but no by way of limitation, the payment of rent therein and provisions pertaining to joint and several liability of Lessee under this Lease.

This agreement shall remain in full force and effect for the term of said Lease and any renewals, extension, modifications, amendments or subsequent Lease agreements between the Lessor and the Lessee named below regarding the same premises. Guarantor agrees that the address for the service for any court action resulting from this Guarantee shall be the address of the rental unit. The terms and conditions of this Guarantee shall be binding upon the Guarantor and the Guarantor's respective heirs, executors, administrators, personal representatives, successors, beneficiaries and assigns.

  
Signature of Guarantor

15/02/2015  
Date

Abdulaziz Alkhalifah  
Printed Name of Guarantor

12 King Abdulaziz st  
Address of Guarantor

Alrass, Qassim, 51912  
City, State, Zip code

00966504889511  
Phone number of Guarantor

eldonkhalifah@gmail.com  
Email Address of Guarantor

TENANT:

Trent J. Rieder

Sign

Trent Rieder

Print

2/13/2015

Date

PARENTAL GUARANTEE:

Guarantor do/does hereby personally guarantee full compliance with the terms and conditions of this Lease, including, but no by way of limitation, the payment of rent therein and provisions pertaining to joint and several liability of Lessee under this Lease.

This agreement shall remain in full force and effect for the term of said Lease and any renewals, extension, modifications, amendments or subsequent Lease agreements between the Lessor and the Lessee named below regarding the same premises. Guarantor agrees that the address for the service for any court action resulting from this Guarantee shall be the address of the rental unit. The terms and conditions of this Guarantee shall be binding upon the Guarantor and the Guarantor's respective heirs, executors, administrators, personal representatives, successors, beneficiaries and assigns.

Gina M. Rieder

Signature of Guarantor

2-13-15

Date

Gina M. Rieder

Printed Name of Guarantor

31 Cadillac Ct.

Address of Guarantor

Fond du Lac, WI 54935

City, State, Zip code

(920) 948-6911

Phone number of Guarantor

gmrieder@gmail.com

Email Address of Guarantor



# RENTAL APPLICATION

3122 N. DOWNER AVENUE MILWAUKEE, WI 53211

APPLICANT INFORMATION - CO-APPLICANT(S) MUST COMPLETE A SEPARATE RENTAL APPLICATION FORM

NAME Colin Dwyer SEX ☒ M ☐ F SSN 630-48 3851  
DATE OF BIRTH 09/10/1995 PHONE # (618)-946-4239 OTHER PHONE # (618)-433-9858  
EMAIL ADDRESS \_\_\_\_\_

## CURRENT ADDRESS/LANDLORD INFORMATION

CURRENT ADDRESS 808 Enos Lane CITY Godfrey STATE IL  
MOVE-IN DATE \_\_\_\_\_ MOVE-OUT DATE \_\_\_\_\_ RENT \$ \_\_\_\_\_ ROOMMATE? ☐ Y ☐ N  
LANDLORD NAME \_\_\_\_\_ PHONE # \_\_\_\_\_

## PARENT/EMERGENCY INFORMATION

PARENTS NAME Frank and Fran Dwyer PHONE # (618)-433-9858  
ADDRESS 808 Enos Lane CITY Godfrey STATE IL  
EMERGENCY CONTACT #1 Fran Dwyer RELATIONSHIP mother PHONE # (618)-795-6038  
EMERGENCY CONTACT #2 Morra Dwyer RELATIONSHIP sister PHONE # (618)-225-7948

Have you ever been evicted from a rental residence? Y ☒ N  
Have you had two or more late rental payments in the past year? Y ☒ N  
Have you ever been convicted of a felony crime? Y ☒ N  
If so, explain. \_\_\_\_\_  
Have you declared bankruptcy in the past seven (7) years? Y ☒ N

## RESIDENT QUALIFICATION CRITERIA

Please note we provide equal housing opportunity, we do not discriminate on the basis of race, color, religion, sex, handicap, national origin, family status, marital status, sexual orientation, lawful source of income, age, or ancestry. We must receive one completed rental application, for each adult (18 years of age or older) who will be residing in the apartment. If the completed application contains any omissions, it will not be processed. We reserve the right to check for drug-related offenses, felony convictions, etc. Occupancy is not to exceed one individual per bedroom or current HUD occupancy standards. We require two forms of identification to be presented with your completed application. An evaluation of your credit history will be made taking into account your payment history, collection status, number of credit inquiries, monthly obligations and other information supplied on the credit report. Your current and previous landlords will be contacted to verify your tenancy, timeliness of rent payments, and other tenancy related issues for a period of at least one and possibly two years. If you have been evicted, your application will be rejected.

## PLEASE READ CAREFULLY - APPLICATION MUST BE SIGNED

I hereby make application to lease the described premises on the term specified. I have paid to the agent the earnest money indicated, which I understand will apply to my security deposit if this application is accepted and I sign a lease (This application is NOT a Rental Agreement or a Lease). If this application is accepted within 7 business days, and I fail to sign a deliver a lease to the property manager, earnest money paid and any subsequent payments will be retained as damages, subject to the duty of leasing agent to mitigate. If this application is rejected, the earnest money paid and all subsequent payments will be promptly refunded.

I hereby authorize the leasing agent, and any consumer or credit reporting agency or bureau authorized by it, to investigate credit and financial responsibility, income level, rental and eviction history, and the statements made with this application. The leasing agent is also authorized to report my performances under this lease to any such agency, person, or organization.

I warrant that all statements made herein are true and correct, to the best of my knowledge. I warrant and represent that I am of legal age to enter into the application. I understand that signing a lease creates a legal obligation, and there are penalties for moving out early or not taking occupancy of the apartment. I further understand that this application and the lease impose joint and several obligations, which are binding on all tenants.

☒ I do not plan on having a pet.

\_\_\_\_\_ I have had an opportunity to read the Lease and Non Standard Rental Provision.

I understand that the purpose of this application is to determine whether I qualify as a tenant. If my application is approved, the Landlord and I shall sign a written Lease. The Landlord and I have no rental agreement until the time of the Lease signing.

Signature of Applicant Colin Dwyer

Date 02/11/2015

Signature of Leasing Agent \_\_\_\_\_

Date \_\_\_\_\_



# RENTAL APPLICATION

3122 N. DOWNER AVENUE MILWAUKEE, WI 53211

APPLICANT INFORMATION - CO-APPLICANT(S) MUST COMPLETE A SEPARATE RENTAL APPLICATION FORM

NAME Trent Rieder SEX ☒ M ☐ F SSN 395-13-0056  
DATE OF BIRTH 11/7/1994 PHONE # (920) 602-7147 OTHER PHONE # 929-6565  
EMAIL ADDRESS tjrieder@uwm.edu

## CURRENT ADDRESS/LANDLORD INFORMATION

CURRENT ADDRESS 3400 N. Maryland Ave CITY Milwaukee STATE WI  
MOVE-IN DATE Aug 2014 MOVE-OUT DATE May 2015 RENT \$ 6000 yr ROOMMATE? ☒ Y ☐ N  
LANDLORD NAME UWM forms PHONE # \_\_\_\_\_

## PARENT/EMERGENCY INFORMATION

PARENTS NAME Joe Rieder PHONE # (920) 948-0578  
ADDRESS 31 Cadillac Ct CITY Fond du Lac STATE WI  
EMERGENCY CONTACT #1 Joe Rieder RELATIONSHIP Father PHONE # (920) 948-0578  
EMERGENCY CONTACT #2 Gina Rieder RELATIONSHIP Mother PHONE # (920) 948-6911

Have you ever been evicted from a rental residence? Y ☒ N  
Have you had two or more late rental payments in the past year? Y ☒ N  
Have you ever been convicted of a felony crime? Y ☒ N  
If so, explain.  
Have you declared bankruptcy in the past seven (7) years? Y ☒ N

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Signature of Applicant Trent J. Rieder

Date 2/11/2015

Signature of Leasing Agent \_\_\_\_\_

Date \_\_\_\_\_



# RENTAL APPLICATION

3122 N. DOWNER AVENUE MILWAUKEE, WI 53211

APPLICANT INFORMATION - CO-APPLICANT(S) MUST COMPLETE A SEPARATE RENTAL APPLICATION FORM

NAME Khalifah Alkhalifah SEX ☒ M ☐ F SSN \_\_\_\_\_  
DATE OF BIRTH 12/7/1991 PHONE # (414) 378-0821 OTHER PHONE # \_\_\_\_\_  
EMAIL ADDRESS \_\_\_\_\_

## CURRENT ADDRESS/LANDLORD INFORMATION

CURRENT ADDRESS 2976 N Cramer St. CITY Milwaukee STATE WI  
MOVE-IN DATE Jan 2013 MOVE-OUT DATE May 2015 RENT \$ 550 ROOMMATE? ☒ Y ☐ N  
LANDLORD NAME Maggie Cressman PHONE # (717)-487-6777

## PARENT/EMERGENCY INFORMATION

PARENTS NAME Aziz Alkhalifah PHONE # 009 665 048 8911  
ADDRESS 12 King Aziz St. CITY Al Kass STATE QSM  
EMERGENCY CONTACT #1 Aziz Aljaffali RELATIONSHIP Friend PHONE # (414)-915-2414  
EMERGENCY CONTACT #2 \_\_\_\_\_ RELATIONSHIP \_\_\_\_\_ PHONE # \_\_\_\_\_

Have you ever been evicted from a rental residence? Y ☐ N ☒  
Have you had two or more late rental payments in the past year? Y ☐ N ☒  
Have you ever been convicted of a felony crime? Y ☐ N ☒  
If so, explain. \_\_\_\_\_  
Have you declared bankruptcy in the past seven (7) years? Y ☐ N ☒

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Signature of Applicant Khalifah

Date 2/11/2015

Signature of Leasing Agent \_\_\_\_\_

Date \_\_\_\_\_