



LEASE SUMMARY

Property Location: Downer Avenue – Unit 1

Lease Dates: June 5, 2015 – May 31, 2016

Monthly Rent: \$1,450 [\$1,208 for June 2015]

Rent Due: 1st of every month

Late Fee: \$50 charge if not received by the 5th 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:

Nicole Ginter	262.914.3300	nlginter@uwm.edu
Rebecca Holt	847.530.3277	beckyholt96@gmail.com
Tayman Ott	715.383.5451	taymantott@gmail.com

Maintenance:

Gary Edwards	414.303.5840
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Property Manager:

Sheryl Ewig	414.745.5177	sheryl@langdonpartnersre.com
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Property Owners:

Matt Ewig	312.720.4827	langdonpartners@gmail.com
Jeff Robbins	847.987.9440	

Residential Lease

This Residential Lease Agreement (hereinafter "Lease") is entered into this the 26th day of January 2015 by and between the Lessor: **Langdon Downer, LLC** (hereinafter referred to as Landlord and the Lessee(s):

<u>Tayman Ott</u>	<u>216-47-8329</u>
Name	Social Security Number
<u>Nicole Ginter</u>	<u>395-15-0323</u>
Name	Social Security Number
<u>Rebecca Holt</u>	<u>344-92-7763</u>
Name	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, #1, 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: June 5, 2015 to May 31, 2016

2. SECURITY DEPOSIT: Upon execution of this Lease, tenant shall deposit the sum of \$1,450 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 excepted. 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.

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;

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 sightly 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

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.

TENANT:Elizabeth Roman

Sign

Sign

Sign

Elizabeth Roman

Print

Print

Print

02-07-2014

Date

Date

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.

Carrie Roman

Signature of Guarantor

2-8-15

Date

Carrie Roman

Printed Name of Guarantor

1124-64th st

Address of Guarantor

Kenosha, WI 53143

City, State, Zip code

(262)237-7042

Phone number of Guarantor

Carrie8926@gmail.com

Email Address of Guarantor

TENANT:

Rebecca Holt

Sign

Rebecca Holt

Print

2/9/15

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.

Susan E. Holt
Signature of Guarantor

2/9/15
Date

Susan E. Holt
Printed Name of Guarantor

JOHN B. HOLT

9205 Lake Shore Drive
Address of Guarantor

Pleasant Prairie, WI 53158
City, State, Zip code

847.323.288
Phone number of Guarantor

natreflight@yahoo.com
Email Address of Guarantor

TENANT:

Jayman Ott
Sign Jayman Ott
Print 4/19/15
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.

Jordan Ott
Signature of Guarantor

4/19/15
Date

JORDAN OTT
Printed Name of Guarantor

7418 C WHITACRE RD
Address of Guarantor

MADISON, WI 53717
City, State, Zip code

608-609-5973
Phone number of Guarantor

graccham.3@yahoo.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 Rebecca Holt SEX M ☒ F SSN 344 92 7763
DATE OF BIRTH 6/29/96 PHONE # 847-530-3277 OTHER PHONE # _____
EMAIL ADDRESS beckyholt96@gmail.com

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 \$ _____ ROOMMATE? ☒ N
LANDLORD NAME University housing PHONE # 414-229-4065

PARENT/EMERGENCY INFORMATION

PARENT'S NAME John Holt PHONE # 847 477 8135
ADDRESS 9205 Lakeshore Drive CITY Pleasant Prairie STATE WI
EMERGENCY CONTACT #1 John Holt RELATIONSHIP Father PHONE # 847-477-8135
EMERGENCY CONTACT #2 Susan Holt RELATIONSHIP Mother PHONE # 847-372-3280

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 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

Rebecca Holt

Date

2/13/15

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 Nicole Ginter SEX M ☒ F SSN 395 15 0323
DATE OF BIRTH 7/12/96 PHONE # 262-914-3300 OTHER PHONE # _____
EMAIL ADDRESS _____

CURRENT ADDRESS/LANDLORD INFORMATION

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

PARENT/EMERGENCY INFORMATION

PARENTS NAME Karen Ginter PHONE # 262-960-2181
ADDRESS 909 72nd St. CITY Kenosha STATE WI
EMERGENCY CONTACT #1 Karen Ginter RELATIONSHIP Mother PHONE # 262 960 2181
EMERGENCY CONTACT #2 Carrie Davis RELATIONSHIP Mother 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

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.

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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 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 Nicole Ginter

Date 2-3-2015

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 Elizabeth Roman SEX M ☒ ☐ SSN 396-15-1769
DATE OF BIRTH 08-27-96 PHONE # 262-237-7496 OTHER PHONE # _____
EMAIL ADDRESS lizroman1234@gmail.com

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 \$ 825.00 ROOMMATE? ☒ ☐ N
LANDLORD NAME WW Milwaukee Housing PHONE # 414-229-4865

PARENT/EMERGENCY INFORMATION

PARENTS NAME Carrie Roman PHONE # 262-237-7042
ADDRESS 1124 64th Street CITY Kenosha STATE WI
EMERGENCY CONTACT #1 Carrie Roman RELATIONSHIP Mom PHONE # 262-237-7042
EMERGENCY CONTACT #2 Hector Roman RELATIONSHIP Dad PHONE # 262-620-0251

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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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.

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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 Elizabeth Roman

Date 02-03-2015

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 Jaymar J Off SEX M SSN 216-47-8329
DATE OF BIRTH 6/8/96 PHONE # 715-383-5451 OTHER PHONE # _____
EMAIL ADDRESS _____

CURRENT ADDRESS/LANDLORD INFORMATION

CURRENT ADDRESS Dorms (3400 Maryland) CITY Milwaukee STATE WI
MOVE-IN DATE _____ MOVE-OUT DATE _____ RENT \$ _____ ROOMMATE? Y N
LANDLORD NAME N/A PHONE # _____

PARENT/EMERGENCY INFORMATION

PARENTS NAME Jordan + Patrick Off PHONE # 715-660-0142
ADDRESS 2418 Whitacre Road CITY Madison STATE WI
EMERGENCY CONTACT #1 _____ RELATIONSHIP _____ PHONE # _____
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)

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 Jaymar Off

Date 4/19/15

Signature of Leasing Agent _____

Date _____

THIS PAGE
Residential Lease

This Residential Lease Agreement (hereinafter "Lease") is entered into this the 26th day of January 2015 by and between the Lessor: **Langdon Downer, LLC** (hereinafter referred to as Landlord and the Lessee(s):

Name
Elizabeth Roman

On file

Social Security Number
396-15-1769

Name
Nicole Ginter

On file

Social Security Number
395-15-0323

Name
Rebecca Holt

On file

Social Security Number
344-92-7783

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 **3130 N. Downer Avenue, #8, Milwaukee, WI 53211** **3120**

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: June 5, 2015 to May 31, 2016

2. SECURITY DEPOSIT: Upon execution of this Lease, tenant shall deposit the sum of \$1,450 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 excepted. 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.