

RESIDENTIAL RENTAL AGREEMENT

1 This Agreement for the premises identified below is entered into by and between the Landlord and Tenant (referred to in the singular whether 2 one or more) on the following terms and conditions:

3 TENANT: (2 adults and 0 children)
4 Emily Waldman
5
6 Henry Miller

LANDLORD: Joseph Waldman
Agent for service of process Joseph Waldman 4148619620
8725 W Poplar Dr

7 PREMISES: Building Address
8 4024 N. Newhall St.
9 (street)
10 Shorewood WI 53211
11 (city, village, town) (state) (zip)
12 Apartment/room/unit: Lower of Duplex
13 Other:
14 Included furnishings/appliances: refrigerator, range, oven
15 other (list or attach addendum):

Mequon WI 53097
(city, village, town) (state) (zip)
Agent for maintenance, management Same as above.
Agent for collection of rents Same as above.

19 RENT: Rent of \$ 1500 for Premises and
20 \$ for other (specify)
21 is to be received no later than the 5 day of each month
22 and is payable at Joseph Waldman located 8725 W Poplar Dr.
23 If rent is received after 5 day of the month
24 the Tenant shall pay a late fee of \$ 35
25 Charges incurred by Landlord for Tenant's returned checks are
26 payable by Tenant. Landlord shall provide a receipt for cash
27 payments of rent. All tenants, if more than one, are jointly and
28 severally liable for the full amount of any payments due
29 under this Agreement. Acceptance of a delinquent payment
30 does not constitute a waiver of that default or any other default
31 under this Agreement. Other Landlord or Tenant obligations:
32 If check bounces, it will be required to pay rent via Venmo or Zelle.

TERM: (Strike either (a) or (b) enter complete date.)
(a) Month to month beginning on ; or
(b) For a term of 12 months beginning on May 1st, 2026
and ending on May 31, 2027

NOTE: An Agreement for a fixed term expires without further notice. If tenancy is to be continued beyond this term, parties should make arrangements for this in advance of the expiration.

Table with columns: UTILITIES: Check if paid by: Landlord, Tenant. Rows: Electricity, Gas, Heat, Air Conditioning, Sewer/Water, Hot Water, Trash, Other Large haul aways or special pickups.

If utilities or services payable by Tenant are not separately metered, tenant's share of payments are allocated as follows:

38 SECURITY DEPOSIT: Upon execution of this Agreement, Tenant shall pay a security deposit in the amount of \$ 1350 to be held by Landlord or
39 Landlord's agent. The deposit, less any amounts legally withheld, will be returned to Tenant's last known address within twenty-one (21) days after any event set
40 forth in Wis. Stat. § 704.28(4). If any portion of the deposit is withheld, Landlord must provide Tenant with a written statement accounting for amounts withheld. The
41 statement shall describe each item of physical damage or other claim made against the security deposit, and the amount withheld as reasonable compensation for
42 each item or claim. If repair costs are not known within twenty-one (21) days Landlord may use a good faith estimate in the written accounting. The reasonable cost
43 for tenant damage, waste, or neglect of the premises, normal wear and tear excluded, may be deducted from Tenant's security deposit as well as any amounts set
44 forth in Wis. Stat. § 704.28(1). Tenant may not use the security deposit as payment for the last month's rent without the written permission of Landlord.

45 DEDUCTIONS FROM PRIOR TENANT'S SECURITY DEPOSIT: Tenant is hereby notified that Tenant may do any of the following within seven (7) days after the start of
46 their tenancy: (a) inspect the unit and notify Landlord of any pre-existing damages or defects, and (b) request a list of physical damages or defects, if any, charged against
47 the previous Tenant's security deposit. If such a request is made by Tenant, Landlord will supply Tenant with a list of all physical damages or defects charged against the
48 previous tenant's security deposit regardless of whether or not those damages or defects have been repaired. Said list will be provided to Tenant within thirty (30) days from
49 when the request was received or, within seven (7) days after Landlord notifies the previous tenant of the security deposit deductions, whichever occurs later. Landlord need
50 not disclose previous tenant's identity nor the amount deducted from the previous tenant's security deposit. Landlord will provide Tenant with a Check-In / Check-Out sheet.
51 Should Tenant fail to return it to Landlord within seven (7) days after the start of the tenancy, Tenant will be considered to have accepted the Premises without any exceptions.

52 NOTICE TO VACATE: Lease for Term - No written notice is required to terminate a lease for term because the lease automatically ends on the last day of the term.
53 Nonetheless, both Landlord and Tenant should discuss prior to the end of the original lease term whether or not they wish to continue the tenancy beyond the original
54 lease term and if so, enter into a new rental agreement accordingly. Month to Month Tenancy - Written notice must be received by the other party at least twenty-eight
55 (28) days prior to the ending of a month to month tenancy. A month to month tenancy may only be terminated at the end of a rental period. A rental period runs from
56 the first day of a calendar month through the last day of a calendar month.

57 CONTROLLING LAW: Landlord and Tenant understand their rights and obligations under this Agreement and that they are subject to the laws of Wisconsin, including
58 Wis. Stat. ch. 704 and ch. 799, Wis. Admin. Code § ATCP 134, and applicable local ordinances. Both parties shall obey all governmental orders, rules and regulations
59 related to the Premises, including local housing codes.

60 CONDITION OF PREMISES: Tenant has had the opportunity to inspect the rental unit and has determined that it will fulfill their needs and acknowledges that the unit
61 is in good and satisfactory condition, except as noted in the Check-In / Check-Out sheet provided to them, prior to taking occupancy. Tenant agrees to maintain the
62 premises during their tenancy and return it to Landlord in the same condition as it was received less normal wear and tear.

63 RENTERS INSURANCE RECOMMENDED: Landlord recommends that Tenant purchase Renter's Insurance to protect Tenant's personal property and to protect
64 Tenant from any liabilities while living at the property. Tenant understands that if they do not purchase Renter's Insurance that Tenant may not have any insurance
65 coverage should Tenant's belongings be damaged or should Tenant be held liable to a third party and/or the Landlord.

66 TIME IS OF THE ESSENCE: As to delivery of possession of Premises to Tenant, completion of repairs promised in writing in the Agreement or before; vacating of the
67 Premises, return of Landlord's property, payment of rent, performance of any act for which a date is set in this Agreement or by law.
68 Time is of the essence means that a deadline must be strictly followed.

69 SPECIAL PROVISIONS: Move out time shall be no later than 12:00pm on the last day of the lease term, if lease is not renewed.
70 Any personal items left behind after tenant has moved out will be removed and disposed of at tenants expense.

72 RENTAL DOCUMENTS: Landlord has given Tenant a copy of the Residential Rental Agreement as well as any Rules and Regulations, if applicable, for review
73 prior to entering into this Agreement and prior to accepting any earnest money or security deposit.

74 Pets and water beds are not permitted unless indicated otherwise in writing.

NOTE: SIGNING OF THIS AGREEMENT CREATES LEGALLY ENFORCEABLE RIGHTS.

76 OWNER / AGENT OF OWNER Signature: Joseph A Waldman 5/15/26
77 Print Name: Joseph Waldman (date)
78 TENANT(S) Signature: Emily Waldman 05/15/2026
79 Print Name: Emily Waldman (date)
80 Signature: Henry Miller 05/15/2026
81 Print Name: Henry Miller (date)

83 **POSSESSION AND ABANDONMENT:** Landlord shall give Tenant possession of the Premises as provided. Tenant shall vacate the Premises and return all of Landlord's
84 property promptly upon the expiration of this Agreement, including any extension or renewal, or its termination, in accordance with its terms and the law. A Tenant will be
85 considered to have surrendered the Premises on the last day of the tenancy provided under this Agreement, except that, if the Tenant vacates before the last day of the
86 tenancy, and gives Landlord written notice that Tenant has vacated, surrender occurs when Landlord receives the written notice that Tenant has vacated. If the Tenant mails
87 the notice to Landlord, Landlord is deemed to have received the notice on the second day after mailing. If Tenant vacates the Premises after the last day of the tenancy,
88 surrender occurs when Landlord learns that Tenant has vacated. If Tenant abandons the Premises before expiration or termination of this Agreement or its extension or
89 renewal, or if the tenancy is terminated for Tenant's breach of this Agreement, Landlord shall make reasonable efforts to re-rent the Premises and apply any rent received, less
90 costs of re-renting, toward Tenant's obligations under this Agreement. Tenant shall remain liable for any deficiency. If Tenant is absent from the Premises for two (2) successive
91 weeks without notifying Landlord in writing of this absence, Landlord may deem the Premises abandoned unless rent has been paid for the full period of the absence.

92 **ABANDONED PROPERTY:** If Tenant vacates or is evicted from the premises and leaves personal property, Landlord may presume, in the absence of a written agreement
93 between the Landlord and Tenant to the contrary, that the Tenant has abandoned the personal property and Landlord may dispose of it in any manner that the Landlord,
94 in his sole discretion, determines is appropriate. Landlord will not store any items of personal property that tenant leaves behind when tenant vacates or is evicted from
95 the premises, except for prescription medicine or prescription medical equipment, which will be held for seven (7) days from the date of discovery. If Tenant abandons
96 a manufactured or mobile home or a titled vehicle, Landlord will give Tenant and any other secured party that Landlord is aware of, written notice of intent to dispose of
97 property by personal service, regular mail, or certified mail to Tenant's last known address, prior to disposal.

98 **USE OF PREMISES AND GUESTS:** Tenant shall use the Premises for residential purposes only. Operating a business or providing child care for children not listed as
99 occupants in this Agreement is prohibited. Neither party may: (1) make or knowingly permit use of the Premises for any unlawful purpose; (2) engage in activities which
100 unduly disturb neighbors or tenants; and/or (3) do, use, or keep in or about the Premises anything which would adversely affect coverage under a standard fire and
101 extended insurance policy. Tenant may have guests residing temporarily in Premises if their presence does not interfere with the quiet use and enjoyment of other tenants
102 and if the number of guests is not excessive for the size and facilities of the Premises. No guest may remain for more than two (2) weeks without written consent of
103 Landlord which will not be unreasonably withheld. Tenant shall be liable for any property damage, waste, or neglect of the Premises, building, or development in which it
104 is located, that is caused by the negligence or improper use by Tenant or Tenant's guests and invitees.

105 **NON-LIABILITY OF LANDLORD:** Landlord, except for his negligent acts or omissions, shall not be liable for injury, loss, or damage which Tenant may sustain from the
106 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 whatsoever,
107 (c) fire, water, rain, frost, snow, gas, odors, or fumes from any source whatsoever, (d) injury or damages caused by bursting or leaking pipes or back up of sewer drains and
108 pipes, (e) disrepair or malfunction of the Premises, appliances, and/or equipment unless Landlord was provided with prior written notice by Tenant of the problem. Tenant
109 holds Landlord harmless from any claims or damages resulting from the acts or omissions of Tenant, Tenant's guests or invitees, and any third parties, including other tenants.

110 **CRIMINAL ACTIVITY PROHIBITED:** Tenant, any member of Tenant's household, guest, or invitee, shall not engage in or allow others to engage in any criminal activity,
111 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
112 giving Tenant an opportunity to remedy the default, upon notice requiring Tenant to vacate on or before a date at least five (5) days after the giving of the notice, if
113 Tenant, a member of Tenant's household, or a guest or other invitee of Tenant or of a member of Tenant's household engages in any of the following: (a) criminal activity
114 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
115 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
116 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
117 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
118 been an arrest or conviction for the criminal activity or drug-related criminal activity.

119 **DANGEROUS ITEMS AND ACTIVITIES PROHIBITED:** Tenant, any member of Tenant's household, guest, or invitee shall not possess or use on the property the
120 following items including, but not limited to, swimming or wading pools, trampolines, slip 'n slides or any other water recreation devices, air, pellet or BB guns/rifles,
121 explosives, fireworks, sparklers, candles, space heaters or any other items that, in the opinion of Landlord, create an unreasonable risk of injury or damage, without the
122 prior written consent of Landlord.

123 **MAINTENANCE:** Pursuant to Wis. Stat. § 704.07, Landlord shall keep the structure of the building in which the Premises are located and those portions of the building
124 and equipment under Landlord's control in a reasonable state of repair. Tenant shall maintain the Premises under Tenant's control in a clean manner and in as good of
125 a general condition as it was at the beginning of the term or as subsequently improved by Landlord, normal wear and tear excluded. Tenant shall not physically alter or
126 redecorate the Premises, cause any contractor's lien to attach to the Premises, commit waste to the Premises or the property of which it is a part, or attach or display
127 anything which substantially affects the exterior appearance of the Premises or the property in which it is located, unless otherwise allowed under the rules or unless
128 Landlord has granted specific written approval. Landlord shall keep heating equipment in a safe and operable condition. Whichever party is obligated to provide heat for
129 the Premises they shall maintain a reasonable level of heat to prevent damage to the Premises and the building in which it is located.

130 **NO MODIFICATIONS TO PREMISES:** Tenant may not make any modifications to the Premises without the prior written consent of Landlord. Modifications include,
131 but are not limited to, removal of any fixtures, painting of any rooms, installation of blinds or other window coverings, drilling of holes, building of any additions, or any
132 modifications that would be attached to the ceiling, floor or walls of the Premises. This restriction does not apply to the hanging of photographs, paintings or related items
133 within reason. If Tenant violates this provision Tenant will be charged the actual costs incurred by Landlord to return the Premises to its original condition. Payment of said
134 costs by Tenant does not waive Landlord's right to terminate Tenant's tenancy for violating this provision.

135 **BREACH AND TERMINATION:** Failure of either party to comply substantially with any material provision is a breach of this Agreement. Should Tenant neglect or fail
136 to perform and observe any of the terms of this Agreement, Landlord shall give Tenant written notice of the breach requiring Tenant to remedy the breach or vacate the
137 Premises on or before a date at least five (5) days after the giving of such notice, and if Tenant fails to comply with such notice, Landlord may declare the tenancy terminated
138 and proceed to evict Tenant from the Premises, without limiting the liability of Tenant for the rent due or to become due under this Agreement. If Tenant has been given
139 such notice and remedied the breach or been permitted to remain in the Premises, and within one (1) year of such previous breach, Tenant breaches the same or any other
140 covenant or condition of Tenant's lease, this lease may be terminated if, Landlord gives notice to Tenant to vacate on or before a date at least fourteen (14) days after the giving
141 of the notice as provided in Wis. Stat. § 704.17. The above does not apply to the termination of tenancy pursuant to Wis. Stats. §§ 704.17(3m), 704.17(2)(c), and 704.16(3).
142 These provisions shall apply to any lease for a specific term and do not apply to a month to month tenancy. If Landlord commits a breach, Tenant has all rights, and remedies
143 as set forth under the law, including Wis. Stats. §§ 704.07(4) and 704.45, and Wis. Admin. Code § ATCP 134.

144 **RESPONSIBILITY FOR UTILITIES:** Tenant must maintain utilities for the Premises until the end of the lease term or until the last day that Tenant is responsible for rent.
145 Tenant will be responsible for the cost of all utilities through the end of the lease term or until the last day that Tenant is responsible for rent.

146 **RENT:** All late fees, security deposit, utility charges, or any other monetary amount set forth under this Agreement are to be considered and defined as "rent."

147 **REPAIRS:** Any promise by Landlord, made before execution of this Agreement, to repair, clean, or improve the Premises, including the promised date of completion,
148 will be listed in this Agreement or in a separate addendum to this Agreement. Time being of the essence as to completion of repairs does not apply to any delay beyond
149 Landlord's control. Landlord shall give timely notice of any delay to Tenant.

150 **CODE VIOLATIONS AND ADVERSE CONDITIONS:** There are no code violations or other conditions affecting habitability of the Premises unless indicated otherwise in writing.

151 **NOTICE OF DOMESTIC ABUSE PROTECTIONS:**

152 1. As provided in Wis. Stat. § 106.50 (5m) (dm), a tenant has a defense to an eviction action if the tenant can prove that the landlord knew, or should have known, the
153 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
154 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
155 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
156 invited guest of the tenant and the tenant has not subsequently invited the person to be the tenant's guest.

157 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
158 in Wis. Stat. § 704.16. If the tenant has safety concerns, the tenant should contact a local victim service provider or law enforcement agency.

159 3. 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.

160 **DAMAGE BY CASUALTY:** If the Premises are damaged by fire or other casualty to a degree which renders them untenable, Tenant may terminate this Agreement
161 or vacate the Premises and rent shall abate until the Premises are restored to a condition comparable to its condition prior to the casualty. Landlord shall have the option
162 to repair the Premises, and if repairs are not made, this Agreement shall terminate. If the Premises are damaged to a degree which does not render them untenable,
163 Landlord shall repair the damages as soon as reasonably possible.

164 **ENTRY BY LANDLORD:** Landlord may enter the Premises occupied by Tenant, with or without Tenant's consent, at reasonable times upon twelve (12) hours advance
165 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
166 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 or the building
167 from damage. Neither party shall add or change locks without providing the other party keys. Improper denial of access to the Premises is a breach of this Agreement.

168 **EXTERMINATION COSTS:** Tenant will be responsible for the costs of extermination or removal of any insects, pests, or rodents that are found on the Premises, and
169 which are the result of the Tenant's (or any member of the Tenant's household, Tenant's guests, or invitees) acts, negligence, failure to keep the Premises clean, failure
170 to remove garbage and waste, and/or improper use of the Premises.

171 **RULES:** Landlord may make reasonable rules governing the use and occupancy of the Premises and the building in which it is located. Any failure by the Tenant to
172 substantially comply with the rules will be a breach of this Agreement and may result in the eviction of the Tenant. Landlord may amend the rules to provide for newly
173 added amenities or to meet changed circumstances or conditions adversely affecting the property. No such amendments may unreasonably interfere with Tenant's
174 use and enjoyment of the Premises or the property of which it is part. A copy of the rules, if applicable, have been given to Tenant at the time of application and at the
175 time of the signing of this Agreement.

176 **CONTINUATION OF AGREEMENT:** If Tenant continues to occupy the Premises after the expiration of this Agreement and makes a timely payment of rent, which is
177 accepted by Landlord, Tenant shall be under a month to month tenancy with the same terms and conditions of the original rental agreement unless other arrangements
178 have been made in writing.

179 **ASSIGNMENT OR SUBLEASE:** Tenant shall not assign this Agreement or sublet the Premises without the written consent of Landlord.

180 **MODIFICATIONS AND TERMINATION:** This Agreement may be terminated or modified by written agreement of Landlord and Tenant. The parties may terminate this
181 Agreement and enter into a new Agreement instead of renewing it, assigning it, or subleasing the Premises.

182 **SEVERABILITY OF RENTAL AGREEMENT PROVISIONS:** The provisions of this rental agreement are severable. If any provision of this rental agreement is found to
183 be void or unenforceable, the unenforceability of that provision does not affect the other provisions that can be given effect without the invalid provisions.

184 **NON-WAIVER:** Any failure to act by Landlord with regard to any specific violation or breach of any term of this Agreement by Tenant shall be considered temporary
185 and does not waive Landlord's right to act on any future violation or breach by Tenant. Landlord, by accepting payment from Tenant for rent or any other amount owed,
186 is not waiving its right to enforce a violation or breach of any term of this Agreement by Tenant.

RULES AND REGULATIONS

Tenant(s): Emily Waldman
Henry Miller

Address: 4024 N. Newhall St. City: Shorewood State: WI Zip: 53211

GENERAL

- 1 These rules and regulations are necessary to insure the proper use and care of the property as well as to insure the protection and safety of the landlord, his employees, other tenants, and neighbors.
- 2 Tenant will be responsible for the conduct of any and all family members, guests, invitees, and/or others under tenant's control.
- 3 The term "tenant" is defined broadly and includes, all persons named in the rental agreement, their family members, guests, invitees, and/or others under their control.
- 4 Landlord will not tolerate criminal activity or any other activity that disturbs others or damages the property.
- 5 Landlord has the right to make other reasonable rules and regulations as may be necessary for the safety of others and the property.
- 6 A violation of these rules and regulations constitutes a material breach of tenant's rental agreement and may result in termination of tenancy and eviction.
- 7 These rules and regulations will be enforced strictly and without exception.

USE OF THE PROPERTY

- 8 The term "property" is defined broadly and includes, but is not limited to, the home or apartment building, individual rental units, common areas, grounds upon which the home or apartment building is located, and any other associated physical structures.
- 9 The property is to be used as a personal residence only and is for the individuals listed on the rental agreement only.
- 10 The property shall not be used to operate any form of business for any reason, including but not limited to, a child-care facility.
- 11 The property shall not be used for any illegal activity whatsoever or for any activity that in the opinion of the landlord will damage the property.
- 12 Tenant shall not do anything in the premises or on the property that may increase the risk of fire or compromise safety, increase the landlord's insurance premiums, or which would be a violation of state or local laws or regulations.
- 13 Tenant shall not keep any hazardous items on or inside of property including, but not limited to, paint, lacquer, turpentine, paint thinner, acetone, gasoline, motor oil, pesticides, herbicides, kerosene, propane, lighter fluid or any other hazardous, flammable or combustible items.
- 14 Tenant shall not possess or use on the property the following items including, but not limited to, swimming or wading pools, trampolines, slip 'n slides or any other water recreation devices, air, pellet or BB guns/rifles, explosives, fireworks, sparklers, candles, space heaters or any other items that, in the opinion of landlord, create an unreasonable risk of injury or damage, without the prior written consent of landlord.
- 15 No rummage sales, or sales of any kind, may be held on the property without the prior written consent of landlord.
- 16 No car washes, for profit or otherwise, may be held on the property without the prior written consent of landlord.
- 17 Tenant agrees to use all appliances, fixtures, and equipment in a safe manner and only for the purpose for which it was intended.
- 18 Tenant agrees not to destroy, deface, damage, or remove, any part of the property.

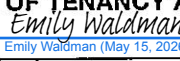

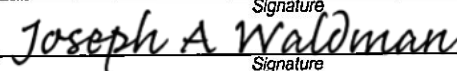
APPEARANCE & UPKEEP OF PROPERTY

- 19 Tenant shall not allow any sign, advertisement, or notice to be placed inside or outside the rental unit or on the property without the prior written consent of landlord.
- 20 Tenant shall use only appropriate window coverings, such as drapes or blinds. Rugs, towels, blankets, or sheets are not allowed.
- 21 Tenant agrees to keep the rental unit in a clean, safe, and sanitary condition and not litter the property.
- 22 Tenant is responsible for replacing any light bulbs within the rental unit. Tenant shall only use the proper wattage of bulb as specified on the light fixture.
- 23 Tenant is responsible for replacing any batteries for smoke alarm and carbon monoxide detectors located within the rental unit.
- 24 Tenant agrees to regularly and properly dispose of garbage and recyclable materials and to place such items in the proper receptacles provided for that purpose.
- 25 Neither garbage nor recyclable materials shall be kept on the porch, common areas, or grounds. Tenant agrees to comply with any and all laws, ordinances, and/or regulations regarding the collection, sorting, separation, and recycling of materials.
- 26 If tenant wishes to dispose of any large items, it is the responsibility of tenant to make special arrangements in accordance with local ordinances and laws, to dispose of such items. Any charges incurred by landlord as a result of tenant's failure to comply with the above will be the responsibility of the tenant.
- 27 Tenant agrees to keep all personal property within the rental unit or other assigned areas. Personal property shall not be kept in common areas or on the grounds and will be immediately removed and disposed of by landlord. Any costs incurred by landlord to remove tenant's property will be the tenant's responsibility.
- 28 Tenant shall cooperate with the landlord to keep common areas and grounds in a safe and clean condition.
- 29 Tenant agrees to promptly notify landlord of any maintenance or repair issues.

ADDITIONAL RULES AND REGULATIONS:

- 30 Tenant will change batteries when necessary and leave in place all CO2 and smoke detectors in their unit. .
- 31 Tenant will share lawn care and snow removal responsibilities with upstairs tenant.
- 32 _____
- 33 _____
- 34 _____
- 35 _____
- 36 _____
- 37 _____

A VIOLATION OF THE ABOVE RULES AND REGULATIONS SHALL CONSTITUTE A MATERIAL VIOLATION OF TENANT'S RENTAL AGREEMENT AND IS GOOD CAUSE FOR TERMINATION OF TENANCY AND EVICTION OF TENANT.

Tenant 1	<u>Emily Waldman</u> <small>Print Name</small>	<u></u> <small>Signature</small>	<u>05/15/2026</u> <small>Date</small>
Tenant 2	<u>Henry Miller</u> <small>Print Name</small>	<u></u> <small>Signature</small>	<u>05/15/2026</u> <small>Date</small>
Tenant 3	_____ <small>Print Name</small>	_____ <small>Signature</small>	_____ <small>Date</small>
Tenant 4	_____ <small>Print Name</small>	_____ <small>Signature</small>	_____ <small>Date</small>
Owner/ Agent of Owner:	<u>Joseph Waldman</u> <small>Print Name</small>	<u></u> <small>Signature</small>	<u>5/15/26</u> <small>Date</small>

MODIFICATIONS TO PROPERTY

- 38 Tenant is prohibited from making any alterations, additions, or improvements to the inside or outside of the property, including but not limited to, painting, varnishing, wallpapering, or installing any fixtures, without the prior written consent of landlord.
- 39 Should tenant make any alterations, additions or improvements in violation of the above, landlord may immediately remove it and tenant will be responsible for all costs incurred by landlord to return the property to its original condition.
- 40 Tenant is not authorized to instruct any contractors hired by landlord to provide any additional services not previously authorized by landlord.

DAMAGE TO THE PROPERTY

- 41 If the property is damaged as a result of the intentional acts, negligence, carelessness, or misuse by tenant, tenant will be responsible for the repair costs incurred by landlord.
- 42 Tenant must reimburse landlord for any repair costs within fifteen (15) days of demand.

CHANGING LOCKS

- 43 Tenant will not install additional or different locks or gates on any doors or windows in the property without the prior written consent of landlord.
- 44 If landlord approves tenant's request to install or change locks, tenant agrees to provide landlord with a new key within twenty four (24) hours.
- 45 Tenant will be responsible for any repair costs incurred by landlord to gain entry to property if tenant does not provide landlord with a new key within twenty four (24) hours.
- 46 Tenant shall not give any keys to the property to any person other than those listed on the rental agreement without the prior written consent of landlord.

PLUMBING

- 47 Tenant will be responsible for the cost of any and all plumbing repairs resulting from the improper use of the plumbing facilities by tenant. Tenant will not dispose of any cloth, metal, glass, wool, plastic, condoms, feminine hygiene products, or similar items in the toilet, sink, or garbage disposal.
- 48 Tenant will immediately report to landlord in writing if any pipes or faucets are leaking or if any toilet continues to run.
- 49 Tenant will not leave water running except during actual use.
- 50 Tenant will only do laundry in designated areas and during the posted hours unless otherwise approved by landlord.

SMOKING

- 51 No smoking is allowed on the property at any time unless otherwise indicated in writing by landlord.
- 52 Any damage to the property as a result of tenant's smoking will be the tenant's responsibility.

WATERBEDS

- 53 No furniture filled with liquid, including but not limited to waterbeds, is allowed on the property without the prior written approval of landlord.

LOITERING

- 54 Tenant will not loiter, congregate, or play in common areas of the building, including but not limited to the hallways, stairways, basement, garages, storage areas, and driveways.

NOISES & ODORS

- 55 Tenant will not make or permit noises or acts that will disturb the right or comfort of other tenants and/or neighbors. Tenant agrees to keep the volume of any radio, stereo, television, computer, musical instrument, or any other device at a level that will not disturb other tenants or neighbors.

GUESTS

- 56 Tenant is responsible for the conduct of any and all guests.
- 57 No guest shall remain overnight in the property for more than two (2) weeks per month without the prior written consent of landlord.
- 58 No guest shall remain on the property unless tenant is also present.

PETS

- 59 Pets are not permitted on the property at any time without the prior written consent of landlord.

GRILLING

- 60 No grilling is allowed within ten (10) feet of the property.
- 61 No grilling is allowed on any balcony or porch.
- 62 Only covered grills are allowed to be used - no fire pits or bonfires allowed.
- 63 Any grilling materials must be removed from common areas and/or grounds after use.
- 64 Indoor storage of gas grills, gas tanks, charcoal, or lighter fluid is prohibited.

SUBLETTING / ASSIGNMENT

- 65 Tenant is not allowed to sublet or assign the rental unit, or any part of it, without the prior written consent of landlord.

VEHICLES

- 66 Only vehicles authorized by landlord may be parked on property.
- 67 Tenant must register the license plate number, model, and make of tenant(s) vehicle(s).
- 68 Vehicles of tenant's guests must be parked in designated spaces, if any, otherwise they must be parked on the street.
- 69 Tenant's guests or invitees may not park their vehicles in other tenant's parking spaces.
- 70 Tenant shall not park any unregistered, unlicensed, or inoperable vehicles on the property.
- 71 Tenant shall not park any commercial or recreational vehicles on the property without the prior written consent of landlord.
- 72 At no time is tenant allowed to repair vehicles on the property, including but not limited to, changing flat tires and/or changing oil.
- 73 Any unauthorized, unregistered, or inoperable vehicles on the property may be ticketed and/or towed.
- 74 Tenant shall not drive any vehicle on the grass or sidewalk at any time.
- 75 Vehicles must be maintained in reasonably good repair and shall not drip fluids or cause damage to landlord's property.
- 76 If tenant's vehicle causes any damage to the property, such costs to repair, will be the tenant's responsibility.
- 77 Tenant shall not wash any vehicles on the property without the prior written consent of landlord.

INSURANCE

- 78 It is tenant's responsibility to obtain insurance coverage for their personal property stored on the property. Landlord shall not be responsible for any loss or damage to tenant's property unless the loss or damage was the result of landlord's negligent acts or omissions.

NON-WAIVER

- 79 Any failure to act by Landlord with regard to any specific violation or breach of these Rules and Regulations by Tenant shall be considered temporary and does not waive Landlord's right to act on any future violation or breach by Tenant.











Rental Agreement Lease blank (1)

Final Audit Report

2026-05-15

Created:	2026-05-15
By:	Joseph A Waldman (joey.waldman@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAPW_DHi_J8mHFceSZ-N5l-_TtyCAsEPAu

"Rental Agreement Lease blank (1)" History

-  Document created by Joseph A Waldman (joey.waldman@gmail.com)
2026-05-15 - 5:00:59 PM GMT
-  Document emailed to emilywaldman2@gmail.com for signature
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-  Email viewed by henrymiller@gmail.com
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-  Signer henrymiller@gmail.com entered name at signing as Henry Miller
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-  Document e-signed by Henry Miller (henrymiller@gmail.com)
Signature Date: 2026-05-15 - 5:03:55 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW
-  Email viewed by emilywaldman2@gmail.com
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-  Signer emilywaldman2@gmail.com entered name at signing as Emily Waldman
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-  Document e-signed by Emily Waldman (emilywaldman2@gmail.com)
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-  Agreement completed.
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