



**LP & Associates**  
*Renovate. Manage. Lease.*

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**LEASE ADDENDUM**  
**“NON-STANDARD RENTAL PROVISIONS”**

Rental Address: \_\_\_\_\_  
Tenant Name(s): \_\_\_\_\_  
Date: \_\_\_\_\_ Lease Term: \_\_\_\_\_ to \_\_\_\_\_

Tenants agree to the below listed terms of this Lease Addendum by initialing each paragraph. In the case that a conflict should arise between this document and the Lease, this document shall supersede the Lease. Any paragraph that does not apply to this residence should be marked not applicable (N/A) by Management.

\_\_\_\_\_ **MOVE-IN INVENTORY AND CONDITION FORM:**  
To protect the Tenants against any charges for damage to the premises, LP & Associates, LLC, complete a move-in inventory and condition report form. In addition to this form and for the protection of the Tenants, the Tenants may report any other items within 7 days of the beginning of the Lease term. Any additional items have to be reported in writing and contain the signatures of all Tenants.

\_\_\_\_\_ **RENT PAYMENTS:**  
Payments can be made in the form of a Check, Money Order, Direct Deposit, Electronic Transaction, or Bill Pay set-up. One form of payment is required per month regardless of the number of Tenants at residence. A \$10 administration fee will be charged for any multiple forms of payment. Please be sure to include your address and phone number on the check to help ensure your account is credited correctly. If checks are returned NSF, there will be a \$35 charge. There is a \$50.00 fee for Late Rent.

\_\_\_\_\_ **RECYCLING AND REFUSE:**  
Garbage cans need to be placed in weekly pick-up area. Pick up time: \_\_\_\_\_.  
Recycle according to city ordinance. Pick-up is every other \_\_\_\_\_; glass, tin, aluminum, cardboard and plastic can all be loosely combined in the Recycling can. One (1) garbage can and one (1) recyclable can are provided. Loss of bins result in charge.\*

\_\_\_\_\_ **MISCELLANEOUS:**

1. Neighborhood Quiet Zone is in effect between 10:30 pm and 6:00 am.
2. This is a smoke/drug-free residence. Smoking is strictly prohibited inside the house or apartment. Drug possession/use/sale of drugs in or on the property is strictly prohibited.
3. Tenants may only have occasional overnight guests.
4. There is a No-Pet policy. Failure to comply may result in security deposit forfeit and/or eviction.
5. Off-Street Parking: \_\_\_\_\_.
6. Tenants shall promptly notify Management in writing of the presence of the following: a water leak, clogged drain, excessive moisture, standing water in or outside residence, a malfunction of any part of the heating, air conditioning, and ventilation system. If Management is not notified in a timely manner and additional damage is caused to residence, Tenant will be held liable.\*

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**LAWN CARE AND SNOW REMOVAL:**

LP & Associates, LLC, will clear public sidewalks and driveways of snow. It is the Tenant's responsibility to take care of any snow removal at other entrances and private sidewalks. Lawn care will be managed by LP & Associates, LLC.

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**SUBLETTING:**

Management must be notified before subletting. A Rental Application Form must be filled out and approval must be granted. There is a one-time \$80 additional charge for subletting.

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**SMOKE AND CARBON MONOXIDE DETECTORS:**

In compliance with state statutes, smoke detectors have been provided for your protection. The detectors are tested prior to your moving into the residence. It is your responsibility to test the detectors on a weekly basis and report any non-working or malfunctioning detector immediately to LP & Associates, LLC, in writing and via phone. Any tampering of smoke and carbon monoxide detectors jeopardizes your safety and could lead to fines under state statutes.

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**IMPROVEMENTS:**

Tenants agree not to paint walls. Tenants agree not to attach, exhibit, or display any shelving, signs, pictures, posters, or placards on or about the premises; Not to alter or redecorate the premises; Not to excessively drive nails, tacks, screws, or apply fasteners, tape, or 'gum' on or into any wall, ceiling, floor, or woodwork of the premises.\*

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**APPEARANCE OF PREMISES:**

Tenants are responsible for keeping inside and outside premises clean at all times. This includes patio areas, porches, decks, garage areas, grounds, and areas around garbage cans. No indoor furniture is allowed on the outside of premises; i.e. office chairs, mattresses, couches, etc. In the event that such areas are not kept in a clean and appropriate manner, LP & Associates, LLC, may charge the Tenants for any time spent cleaning such areas.

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**MOLD AND MOISTURE ACCUMULATION:**

Tenants shall remove any and all visible moisture accumulation including but not limited to: walls, floors, ceilings, and fixtures. Tenants agree to mop, dry, and run any ceiling exhaust fans, or bath fans to keep the premises free from all moisture. Mold growth that persists after the Tenant has tried to clean the area with a mold preventing solution needs to be brought to the attention of the Management.

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**PEST CONTROL:**

Tenants are responsible for treating the common pests. Common pests include but are not limited to spiders, ants, flies, wasps, bed bugs, fleas, insects, and rodents.

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**LOCK OUTS:**

In the event that you are locked out of your residence, entry will need to be made by calling a locksmith. In the event it is during regular business hours, contact our office, and if the Management is in the immediate area with keys available we will unlock your apartment for a per occurrence charge of \$20. There is a \$5 charge for each replacement key provided. Breaking or damaging doors, windows or screens will not be tolerated.\*

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**SCREEN REPLACEMENT:**

All screens will be in place and in good condition at the time of the Tenants move-in. After the move-in date, any damaged screens that were not reported within 7 days will be the responsibility of the Tenant to fix, replace, or pay for the replacement of.\*

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**ORDER TO CORRECT NOTICES:**

In the event that a governing body orders the Management to make any corrections to the premise, Tenants agree to cooperate with changes needed to comply with orders. Management agrees to make changes in a timely and as convenient manner as possible for the Tenants. In the event that the Tenants cannot occupy the residence, the Tenants will be prorated for the unoccupied days. If Tenants are able to occupy the living space the rent will not be prorated, and the Tenants will not be granted any funds for the inconvenience of said orders.

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**FAILURE TO COMPLY WITH CITY CODES:**

Due to negligence of the Tenants or Tenant's guest, any fine or notice received by Management will be passed onto the Tenants. If at any time the Tenants or Tenant's guest receive a fine or notice for illegal activity (such as, but not limited to noise complaint, disturbing the peace, or underage drinking) all Tenants may be jointly liable and face possible eviction.

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**CARPET AND FLOOR CLEANING:**

Carpet and floor cleaning will only be charged against a security deposit for damages above and beyond normal wear and tear. Damaged carpets and floors will include, but are not limited to: stains, burns, traffic patterns, soiled carpets, smells, smoke and candle discoloration, and carpets and floors which are not in the same condition as the time of move-in.\*

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**CHANGE OF OWNERSHIP:**

In the event that this property undergoes change of ownership, Management can void this Lease with a 90 day written notice.

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**SECURITY DEPOSIT WITHHOLDING:**

In addition to the standard security deposit deductions allowed under ATCP 134.06(3)(a), Management may deduct the following items from Tenant's security deposit if said items are not paid by the end of the Lease.

Tenants give Management permission to make a deduction from security deposit for:

- Unpaid rent and reimbursement of utilities.
- Late fees or unearned discounts taken for rent not received by the due date.
- Unpaid fees due to Management in the event Tenant's rent check is returned for any reason.
- Actual cleaning costs incurred if the premises is not adequately cleaned by Tenant.\*
- Costs to replace locks, replace keys, or re-key locks, if Tenants do not return keys.\*
- For assessments, fines, interest, or tickets issued to Tenants or Management for any violation on part of Tenants.
- Any unpaid penalty due to Management incurred by Tenants as a result of permitting an animal in or about the premises.
- All costs, including attorney and legal fees, as may be allowed by the laws of Wisconsin pertaining to collection of rent, security deposits, and utilities due to Management, and for any eviction actions and other costs incurred by Management in enforcing any part of the related Rental Agreement.
- Forfeiture of security deposit for violation of no smoking rule.
- Forfeiture of security deposit for violation of No-Pet policy.

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**LAST MONTH RENT:**

Your final month's rent is due in full on or before \_\_\_\_\_. The total amount owed is \$\_\_\_\_\_ for last month's rent. Security deposits cannot be used as last month's rent.

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**MOVE-OUT AND RETURN OF KEYS:**

All Leases end at Noon on the last day of the Lease term. Failure to return all keys by Noon on the last

day of the Lease term will result in a charge.\* Tenants are required to pay the full last month's rent even if the Lease term ends on a date other than the last date of the month. i.e. May 25.

**FINAL LEASE APPROVAL:**

LP & Associates, LLC, has 3 business days from the time the Lease is fully executed to deny this Lease due to errors or omissions. Fully executed is defined as all Tenants and LP & Associates, LLC, having signed and dated below. LP & Associates, LLC, will contact the Lessee within 3 business days in writing to void this Lease.

**TENANT RESPONSIBILITY:**

All Tenants, if more than one, shall be jointly and severally liable for the full amount of any payments due under the Lease. The Tenants will lose all security deposits if the Lease is not fulfilled to the full term.

\*See Settlement Charges Guide for charges and hourly rates.

Management recommends that tenants carry renters insurance. Management shall not be liable for damage to any resident's property. For any type, for any reason or cause whatsoever except where such is due to managements gross negligence. Reference lines 162-165 on back of Lease.

**I/We have read ALL the above mentioned and agree to comply with these as a condition of the Lease.**

_____ Tenant Signature	_____ Print Name	_____ Date
_____ Tenant Signature	_____ Print Name	_____ Date
_____ Tenant Signature	_____ Print Name	_____ Date
_____ Tenant Signature	_____ Print Name	_____ Date
_____ LP & Associates, LLC, Signature	_____ Print Name	_____ Date



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## **Landlord/Tenant Agreement For Smoke Detector Condition**

The undersigned Landlord and Tenant hereby acknowledge that state law requires the owner (Landlord) of a dwelling to install a functional smoke detector in the basement of the dwelling and on each floor level of each dwelling unit, except the attic or storage area of a dwelling unit. State law further requires the occupant (Tenant) to maintain any smoke detector in the unit unless the occupant (Tenant) or government building inspector gives written notice to the owner (Landlord) that the smoke detector is not functional. Owner (Landlord) shall within 5 days after receipt of that notice provide any maintenance; occupant (Tenant) agrees to immediately either provide any maintenance necessary to make that smoke detector functional or provide owner (Landlord) written notification of the required maintenance.

\_\_\_\_\_  
**Tenant's Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Tenant's Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Tenant's Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Tenant's Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Landlord's Signature**

\_\_\_\_\_  
**Date**





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## DISCLOSURE OF INFORMATION

### Lead-Based Paint and/or Lead-Based Paint Hazards

Tenants name(s) \_\_\_\_\_

Address \_\_\_\_\_

This addendum made part of lease/rental agreement dated \_\_\_\_\_

#### Lead Warning Statement

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 (landlords) must disclose the presence of lead-based paint and/or lead-based paint hazards in the dwelling. Lessees (tenants) must also receive a federally approved pamphlet on lead poisoning prevention.

#### Landlord's Disclosures:

1. Presence of lead-based paint and/or lead based paint hazards (check one):

- Known lead-based paint and/or lead-based paint hazards are present in the housing as follows:

\_\_\_\_\_

- Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

2. Records and reports available to the Landlord (check one):

- Landlord has provided the tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. Information is provided as follows:

\_\_\_\_\_

- Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

#### Tenant's Acknowledgement

Tenant's initials

Tenant has received copies of all information listed above.

\_\_\_\_\_

Tenant has received the pamphlet *Protect Your Family From Lead in Your Home*.

\_\_\_\_\_

#### Agent's Acknowledgment

Agent's initials

Agent has informed the landlord of the landlord's obligations under 4.2 U.S.C. 4852d and is aware of the agent's duty to ensure compliance.

\_\_\_\_\_

#### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Tenant Signature(s) \_\_\_\_\_

Date \_\_\_\_\_

\_\_\_\_\_

Date \_\_\_\_\_

\_\_\_\_\_

Date \_\_\_\_\_

\_\_\_\_\_

Date \_\_\_\_\_

Landlord/Agent

\_\_\_\_\_

Date \_\_\_\_\_