



WISCONSIN REALTORS® ASSOCIATION  
4801 Forest Run Road  
Madison, Wisconsin 53704

Meacham Realty, Inc.

# RENTAL APPLICATION

LANDLORD: Meacham Development Inc  
Address: 445 Cardinal Ln, Suite #107 GB, WI 54313  
Telephone: (920) 494-4557

MANAGER: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: (920) 639-5670

## UNIT INFORMATION

**This is NOT a lease or a rental agreement.**

The Undersigned hereby makes application to rent apartment / Unit / number \_\_\_\_\_ located at 2475 Woodale Avenue  
Green Bay, WI 54313 Monthly rent \$ \_\_\_\_\_ Lease term \_\_\_\_\_

Earnest Money Paid \$ 100.00       Credit Check Fee \$ 20.00       Security Deposit \$ \_\_\_\_\_

## APPLICANT INFORMATION

[Each Co-Applicant (named tenant) must complete a separate *Rental Application* ]

Full Name \_\_\_\_\_ Home Phone \_\_\_\_\_  
Date of Birth \_\_\_\_\_ Social Security No. \_\_\_\_\_ Work Phone \_\_\_\_\_  
Driver's License No. \_\_\_\_\_ Emergency Contact: \_\_\_\_\_  
\_\_\_\_\_ Pets to Occupy Unit (Number and Kind) \_\_\_\_\_

Names of Other Persons (Non-Applicants) to Occupy Unit:	Social Security Number:	Birth date if Under 18:
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____

## APPLICANT'S RENTAL HISTORY

[For the last 3 years]

Have you ever failed to pay rent when due?     Yes     No  
Have you ever been evicted?     Yes     No

CURRENT ADDRESS \_\_\_\_\_ Rent \$ \_\_\_\_\_  
Since (date) \_\_\_\_\_ Landlord \_\_\_\_\_ Phone \_\_\_\_\_

PREVIOUS ADDRESS \_\_\_\_\_ Rent \$ \_\_\_\_\_  
How long? \_\_\_\_\_ Landlord \_\_\_\_\_ Phone \_\_\_\_\_

## APPLICANT'S EMPLOYER & INCOME

PRESENT EMPLOYER \_\_\_\_\_ Address \_\_\_\_\_  
Phone \_\_\_\_\_ Since (date) \_\_\_\_\_ Monthly Pay \$ \_\_\_\_\_ Position \_\_\_\_\_

PREVIOUS EMPLOYER \_\_\_\_\_ Address \_\_\_\_\_  
Phone \_\_\_\_\_ How long? \_\_\_\_\_ Monthly Pay \$ \_\_\_\_\_ Position \_\_\_\_\_

OTHER SOURCES OF INCOME		You do NOT have to reveal alimony, child support or spouse's annual income unless you want it considered in this application.	
Amount:	Source:	Confirmation Person:	Phone:
1.			
2.			

**APPLICANT'S CREDIT REFERENCES** Have you ever filed for bankruptcy?  Yes  No

Banks:	City & State:	Type & Number of Account:
1.		
2.		
Credit References:	Address and/or Phone:	
1.		
2.		

COMMENTS: \_\_\_\_\_

**PLEASE READ THIS CAREFULLY AND SIGN THIS APPLICATION**

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 or rental agreement. The Landlord and I have no rental agreement until the time that the lease or written rental agreement is signed.

I have paid the earnest money deposit and credit report fee indicated on this application. The earnest money deposit will be applied to my security deposit or my first month's rent if the Landlord enters into a lease or rental agreement with me. If this application is approved, and I fail to enter into a lease or rental agreement, the earnest money and any subsequent payments may be retained to compensate the Landlord's costs and damages, subject to the Landlord's duty to mitigate. The earnest money and any subsequent payments will be refunded to me by the end of the next business day if: (1) this application is rejected, or withdrawn before approval; or (2) if the Landlord takes no action on this application by the end of the 21st day following the Landlord's receipt of the earnest money. The credit report fee is nonrefundable.

I hereby authorize the Landlord and Manager to investigate my credit and financial responsibility, income, rental and eviction history, and the statements made in this application, and to obtain a consumer credit report on me from a consumer reporting agency that compiles and maintains files on consumers on a nationwide basis. My performance under any lease or rental agreement that I may enter into with the Landlord may be reported to such reporting agency.

I acknowledge that the Manager and the agents and employees thereof represent the interests of the Landlord, but they also have a duty to treat all parties fairly and in accordance with fair housing law, and to disclose material adverse facts about the property.

I was given the opportunity to review a sample lease or rental agreement, and the Landlord's rules and regulations. I warrant and represent that I am at least 18 years of age and that all statements herein are true and correct, to the best of my knowledge.

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.widocoffenders.org> or by phone at 877-234-0085.

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

<b>FOR OFFICE USE ONLY</b>		Date Received _____	<input type="checkbox"/> Accepted <input type="checkbox"/> Denied
Income: <input type="checkbox"/>	_____	Credit Report: <input type="checkbox"/>	_____
Evictions: <input type="checkbox"/>	_____	Rental History: <input type="checkbox"/>	_____
Other: <input type="checkbox"/>	_____	References: <input type="checkbox"/>	_____
Notified: _____			_____

# RESIDENTIAL LEASE

This Lease of the Premises identified below is entered into by and between the Landlord and Tenant (referred in the singular whether one or more) on the following terms and conditions:

**PARTIES**

TENANT(S): \_\_\_\_\_

LANDLORD: Meacham Development Inc.

Address: 445 Cardinal Ln Suite 107, GB WI 54313

Landlord's Agent for maintenance, management, service of process and collection of rent - (Note in "Special Conditions" if more than one agent): S.A.A.

Address: \_\_\_\_\_

**PREMISES**

PREMISES - Street Address: 2475 Woodale Ave.

City/State/Zip: Green Bay WI 54313

Apartment/Unit/No.: \_\_\_\_\_

**RENTAL TERM**

First Day of Term: \_\_\_\_\_ Last Day of Term: \_\_\_\_\_

This Lease is only for the stated term and is NOT automatically renewable. Landlord and Tenant must agree in writing if tenancy is to continue beyond the last day of the rental term.

**UTILITIES**

Tenant must pay all utility charges that are separately metered or subject to cost allocation, as follows:

Utility Charges	Electric	Heat	Water	Unit Gas	Air Conditioning	Hot Water	Trash/Recycling
Included in Rent		X		X			
Separately Metered	X		X		X	X	
Cost Allocation *							

\* Explain in Special Conditions: Tenant's failure to timely pay utilities bills for which Tenant is responsible is a breach of this Lease.

**RENT**

Rent Amount \$ \_\_\_\_\_ per \_\_\_\_\_ month due on or before the \_\_\_\_\_ 1st day of

each \_\_\_\_\_ month, Rent checks shall be made payable to (Landlord) (Landlord's Agent) ~~STRIKE ONE~~ and mailed or delivered to (Landlord) (Landlord's Agent) ~~STRIKE ONE~~. ALL TENANTS, IF MORE THAN ONE, SHALL BE JOINTLY AND

SEVERALLY LIABLE FOR THE FULL AMOUNT OF ALL PAYMENTS DUE UNDER THIS LEASE.

**SECURITY DEPOSIT**

Upon execution of this Lease, Tenant agrees to pay a security deposit in the amount of \$ \_\_\_\_\_ to be held by Meacham Development Inc.

When Tenant vacates the Premises or if evicted, Tenant's security deposit, less any amounts legally withheld, will be delivered or mailed to Tenant's last known address within 21 days after the date established in Wis. Stat. § 704.28(4). Tenant is responsible for giving Landlord his/her new address. When Tenant vacates the Premises Tenant shall return, or account for, any of Landlord's property held by Tenant, such as keys, garage door openers, etc.

**CHECK-IN SHEET**

Landlord shall provide Tenant with a check-in sheet when Tenant commences his or her occupancy of the Premises. Tenant shall be given 7 days from the date Tenant commences his or her occupancy to complete the check-in sheet and return it to Landlord. A check-in sheet is not required for the rental of a plot of ground on which a manufactured home or a mobile home may be located [per Wis. Stat. § 704.08].

**SPECIAL CONDITIONS**

SPECIAL CONDITIONS: LIGHT BULB REPLACE BY TENANT, BULBS MUST BE WORKING UPON VACATE.

CANDLE BURNING IS PROHIBITED, DAMAGES BILLED TO TENANT. NO TRAILERS OR UNLICENSED VEHICLE IN LOT. DO NOT PLUG NAIL HOLES UPON MOVE-OUT.

NO SMOKING ON PROPERTY (IN OR OUTSIDE).

NO PETS ALLOWED ON THIS LEASE.

**LANDLORD'S RIGHT TO ENTER**

Landlord may enter the Premises occupied by Tenant, at reasonable times with at least 12 hours advance notice, to inspect the Premises, make repairs, show the Premises to prospective tenants or purchasers, or comply with applicable laws or regulations. Landlord may enter without advance notice upon consent of Tenant, 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 in which they are located from damage.

**MITIGATION; ABANDONMENT; PERSONAL PROPERTY**

If Tenant unjustifiably removes from the Premises before the last day of the rental term, Tenant shall be liable for all rent due under this Lease through the last day of the term, plus damages incurred by Landlord, and less any net rent received by Landlord in re-renting the Premises.

If Tenant is absent from the Premises for three consecutive weeks without written notice of such absence to Landlord, Landlord may, deem that Tenant has removed from the Premises unless rent has been paid for the period of absence, and proceed to re-rent the Premises. Unless otherwise agreed to in writing, if Tenant removes from the Premises or is evicted from the Premises and leaves personal property behind, Landlord may presume that Tenant has abandoned the personal property. Landlord will not store personal property abandoned by Tenant and may dispose of it in any manner deemed appropriate by Landlord. If the personal property is prescription medication or prescription medical equipment, Landlord shall hold the property for 7 days from the date on which Landlord discovers the property. After that time, Landlord may dispose of this property in the manner that Landlord determines is appropriate, but shall promptly return the property to Tenant if Landlord receives a request for its return before disposing of it [per Wis. Stat. § 704.05(5)(am)]. If the abandoned property is a manufactured home, mobile home or titled vehicle (includes automobiles), Landlord must give notice, personally or by regular or certified mail, to Tenant and any secured party known to Landlord of Landlord's intent to dispose of the property by sale or other appropriate means [per Wis. Stat. § 704.05(5)(b)].

**SALE OF PREMISES LEAD-BASED PAINT PROVISIONS** (If Premises is "target property" constructed before 1978.)

Upon voluntary or involuntary transfer of ownership of the Premises, Landlord's obligations under this Lease are expressly released by Tenant. The new owner of the Premises shall be solely responsible for the Landlord's obligations under this Lease.

Tenant has received, read and understands Landlord's lead-based paint (LBP) disclosures and the *Protect Your Family From Lead In Your Home Pamphlet* (Pamphlet). Tenant agrees to follow the practices recommended in the Pamphlet and shall immediately notify Landlord in writing if Tenant, Tenant's guests or any other occupant observes any other conditions indicating the presence of a potential LBP hazard, as described in the Pamphlet.

**TENANT RULES & OBLIGATIONS RESIDENTIAL USE**

During the term of this Lease, as a condition of Tenant's continuing right to use and occupy the Premises, Tenant agrees and promises, unless Landlord otherwise provides in writing, as follows:

1. To use the Premises for residential purposes only for Tenant and Tenant's immediate family.
2. To NOT make or permit use of the Premises for any purpose that will injure the reputation of the Premises or the building of which they are a part.

- 3. To NOT use or keep in or about the Premises anything that would adversely affect coverage of the Premises or the building of which they are a part under a standard fire or extended insurance policy.
- 4. To NOT make excessive noise or engage in activities which unduly disturb neighbors or other tenants in the building in which the Premises are located.
- 5. To NOT permit in or about the Premises any pet unless specifically authorized by Landlord in writing.
- 6. To obey all lawful orders, rules and regulations of all governmental authorities and, if a condominium, any condominium association with authority over the Premises.
- 7. To keep the Premises in clean and tenantable condition and in as good repair as on the first day of the lease term, normal wear and tear excepted.
- 8. To maintain a reasonable amount of heat in cold weather to prevent damages to the Premises, and if damage results from Tenant's failure to maintain a reasonable amount of heat, Tenant shall be liable for this damage
- 9. Unless Tenant has received specific written consent from Landlord, to NOT do or permit any of the following:
  - a. Paint upon, attach, exhibit, or display in or about the Premises any sign or placard.
  - b. Alter or redecorate the Premises.
  - c. Drive nails, tacks, and screws or apply other fasteners on or into any wall, ceiling, floor, or woodwork of the Premises.
  - d. Attach or affix anything to the exterior of the Premises or the building in which it is located.
- 10. To NOT permit any guest or invitee to reside in the Premises without prior written consent of Landlord.
- 11. To be responsible for all acts of negligence or breaches of this Lease by Tenant and Tenant's guests and invitees, and to be liable for any resulting property damage or injury.
- 12. To NOT assign this Lease nor sublet the Premises or any part thereof without the prior written consent of Landlord. If Landlord permits an assignment or a sublease, such permission shall in no way relieve Tenant of Tenant's liability under this Agreement.
- 13. To vacate the Premises at the end of the term, and immediately deliver the keys, garage door openers, parking permits, etc., and Tenant's forwarding address to Landlord.

Landlord may make additional reasonable rules governing the use and occupancy of the Premises and the building in which they are located. Tenant acknowledges the rules stated above. Any failure by Tenant to comply with the rules is a breach of this Lease.

**NOTICE OF DOMESTIC ABUSE PROTECTIONS** (1) As provided in section 106.50(5m)(dm) of the Wisconsin statutes, a tenant has a defense to an eviction action if the tenant can prove that the landlord knew, or should have known, the tenant is a victim of domestic abuse, sexual assault, or stalking and that the eviction action is based on conduct related to domestic abuse, sexual assault, or stalking committed by either of the following:

- (a) A person who was not the tenant's invited guest.
- (b) A person who was the tenant's invited guest, but the tenant has done either of the following:
  - 1. Sought an injunction barring the person from the premises.
  - 2. Provided a written statement to the landlord stating that the person will no longer be an invited guest of the tenant and the tenant has not subsequently invited the person to be the tenant's guest.
- (2) A tenant who is a victim of domestic abuse, sexual assault, or stalking may have the right to terminate the rental agreement in certain limited situations, as provided in section 704.16 of the Wisconsin statutes. If the tenant has safety concerns, the tenant should contact a local victim service provider or law enforcement agency.
- (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.

**DAMAGE BY CASUALTY** If the Premises are damaged by fire or other casualty to a degree that renders them untenable, Tenant may move out unless Landlord promptly proceeds to repair and rebuild. Tenant may move out if the repair work causes undue hardship. If Tenant remains; rent abates to the extent Tenant is deprived of normal full use of the Premises, until the Premises are restored. If repairs are not made, this Lease shall terminate. If the Premises are damaged to a degree which does not render them untenable, Landlord shall repair them as soon as reasonably possible.

**CODE VIOLATIONS** Landlord has no actual knowledge of any building code or housing code violation that affects the Premises or a common area associated with the Premises, presents a significant threat to Tenant's health or safety, and has not been corrected, unless disclosed in Special Conditions or an Attachment to this Lease [per Wis. Stat. § 704.07(2)(bm)]. The Premises do NOT contain any of the following conditions adversely affecting habitability unless listed under Special Conditions or in an Attachment: No hot or cold running water, plumbing or sewage disposal facilities not in good operating order, unsafe or inadequate heating facilities (incapable of maintaining at least 67°F in living areas), no electricity, electrical wiring or components not in safe operating condition, or structural or other conditions that are substantially hazardous to health or safety. Wisconsin law requires that the Landlord maintain any smoke detectors located in any building common areas. Tenant shall maintain any smoke detector on the Premises, or give Landlord written notice if a smoke detector is not functional. Landlord shall provide, within five days of receipt of any such notice, any maintenance necessary to make that smoke detector functional. Landlord also shall install functional carbon monoxide (CO) detectors in the Premises and in any common areas, as required by law.

**CONDITIONS AFFECTING HABITABILITY** Tenant understands that any property manager, rental agent or employees thereof are representing the Landlord.

**SMOKE DETECTOR NOTICE** You may obtain information about the Sex Offender Registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

**AGENCY NOTICE** The documents checked below are attached to this Lease and incorporated herein by reference.

ATTACHMENT	Check <input checked="" type="checkbox"/>	ATTACHMENT	Check <input checked="" type="checkbox"/>
Guarantee/Renewal/Assignment/Sublease		Nonstandard Rental Provisions	<input checked="" type="checkbox"/>
Rules and Regulations	<input checked="" type="checkbox"/>	Promises to Repair	
Smoke and Carbon Monoxide Detector Notice		Code Violations	
Lead-Based Paint Disclosure & Pamphlet		Real Estate Agency Disclosure	
Other:		Other:	<input checked="" type="checkbox"/>

IN WITNESS WHEREOF, the parties have executed this Lease on \_\_\_\_\_

LANDLORD: \_\_\_\_\_  
**Meacham Dev Landlord Aqt**

TENANTS: \_\_\_\_\_

TENANTS: \_\_\_\_\_

MEACHAM DEVELOPMENT INC  
445 CARDINAL LN SUITE 107  
GREEN BAY WI 54313  
(920)494-4557  
(920)639-5670

NONSTANDARD RENTAL PROVISIONS

1. RENT IS DUE ON THE FIRST (1) DAY OF EACH MONTH. IF ANY PORTION OF THE RENT IS STILL OUTSTANDING, AS OF 5:00 P.M. ON THE THIRD OF ANY MONTH, TENANT AGREES TO PAY A LATE PAYMENT CHARGE OF \$25.00 PLUS \$3.00 EACH DAY THEREAFTER UNTIL FULLY PAID. ANY LATE CHARGES NOT PAID MAY BE DEDUCTED FROM SECURITY DEPOSIT UPON MOVE OUT. DO NOT PAY IN CASH. YOU MUST USE A CHECK OR MONEY ORDER UNLESS OTHERWISE ADVISED FROM MANAGEMENT. MAKE SURE THAT YOUR CURRENT ADDRESS (STREET AND APARTMENT #) IS ON YOUR RENT PAYMENT. FAILURE TO DO SO COULD RESULT IN YOUR PAYMENT NOT BEING POSTED TO THE PROPER ACCOUNT, SHOWING LATE OR NON-PAYMENT OF RENT.
2. NOTICE TO MOVE: IN THE EVENT TENANT(S) DECIDES TO MOVE TENANT(S) IS REQUIRED TO GIVE MEACHAM DEVELOPMENT, INC A WRITTEN, 45-DAY NOTICE ON THE 15<sup>TH</sup> OF THE MONTH, PRIOR TO YOUR LEASE END DATE. TIMED SO THE APARTMENT BECOMES AVAILABLE ON THE LAST DAY OF THE FOLLOWING MONTH. TENANT(S) AGREES TO VACATE AND TURN IN KEYS BY 12 NOON ON THE LAST DAY OF THE MONTH.
3. SECURITY DEPOSITS WILL BE RETURNED WITHIN 21 DAYS OF "SURRENDER OF PREMISES" WHICH IS THE LAST DAY OF TENANCY AS PROVIDED IN THE RENTAL AGREEMENT. IF TENANT MOVES PRIOR TO THE STATED DATE, A WRITTEN NOTICE MUST BE GIVEN TO LANDLORD THAT HE/SHE HAS VACATED. "SURRENDER" THEN OCCURS WHEN THE LANDLORD RECEIVES THIS WRITTEN NOTICE. GROUNDS FOR SECURITY DEPOSIT WITHHOLDING INCLUDE TENANT DAMAGE, WASTE, AND/OR NEGLECT OF PREMISES: LOCKS/KEYS IF WORKING ONES ARE NOT TURNED IN UPON MOVEOUT: CLEANING, UNPAID RENT. SECURITY DEPOSITS CANNOT BE USED BY TENANT(S) TO PAY FOR LAST MONTHS RENT.

TENANT: \_\_\_\_\_ DATE: \_\_\_\_\_

TENANT: \_\_\_\_\_ DATE: \_\_\_\_\_

TENANT: \_\_\_\_\_ DATE: \_\_\_\_\_

MEACHAM DEVELOPMENT INC

LANDLORD: \_\_\_\_\_ DATE: \_\_\_\_\_

MEACHAM DEVELOPMENT INC  
445 CARDINAL LN SUITE 107  
GREEN BAY WI 54313  
(920)494-4557  
(920)639-5670

## RULES AND REGULATIONS

### TENANT:

1. CHANGING THE LOCKS IS PROHIBITED WITHOUT THE LANDLORD'S CONSENT. IF YOU TAKE IT UPON YOURSELF TO CHANGE YOUR LOCKS WITHOUT WRITTEN PERMISSION FROM MEACHAM DEVELOPMENT, INC (PERMISSION OF WHICH WILL NOT BE UNREASONABLY WITHHELD), THERE WILL BE A CHARGE TO CHANGE BACK TO THE ORIGINAL LOCKS IF YOU HAVE NOT DONE SO.
2. TRASH/GARBAGE: TENANT(S) SHALL SORT AND SEPARATE SUCH ITEMS INTO CATEGORIES AS PROVIDED BY LAW, AND IN ACCORDANCE WITH THE RULES AND REGULATIONS ADOPTED BY THE LANDLORD FOR THE SORTING AND SEPARATING OF SUCH DESIGNATED RECYCLABLE MATERIALS. THE LANDLORD RESERVES THE RIGHT, WHERE PERMITTED BY LAW, TO REFUSE TO COLLECT OR ACCEPT FROM TENANT ANY WASTE PRODUCTS, GARBAGE, REFUSE, OR TRASH WHICH IS NOT SEPARATED AND SORTED AS REQUIRED BY LAW, AND TO REQUIRE TENANT TO ARRANGE FOR SUCH COLLECTION, AT TENANT(S) SOLE COST AND EXPENSE, USING A CONTRACTOR SATISFACTORY TO LANDLORD. THE TENANT SHALL PAY ALL COSTS, EXPENSES, FINES, PENALTIES, OR DAMAGES IMPOSED ON LANDLORD OR TENANT BY REASON OF TENANT'S FAILURE TO COMPLY WITH ABOVE, AND SHALL INDEMNIFY, DEFEND, AND HOLD LANDLORD HARMLESS FROM AND AGAINST ANY ACTIONS, CLAIMS, AND SUITES ARISING FROM SUCH NONCOMPLIANCE, USING COUNSEL REASONABLY SATISFACTORY TO LANDLORD, IF LANDLORD SO ELECTS. TENANTS NONCOMPLIANCE WITH ABOVE SHALL CONSTITUTE A VIOLATION OF A SUBSTANTIAL OBLIGATION OF THE TENANCY AND LANDLORDS RULES AND REGULATIONS. FINES FOR NONCOMPLIANCE OF RECYCLING RULES WILL RESULT IN THE FOLLOWING: 1<sup>ST</sup> OFFENSE, \$50.00; 2<sup>ND</sup> OFFENSE, \$100.00; 3<sup>RD</sup> OFFENSE, \$500.00.
3. TENANT(S) ARE NOT TO PARK IN DRIVEWAYS, IN FRONT OF TRASH CONTAINERS, IN FIRE LANES OR HANDICAPPED PARKING AREAS. TENANT(S) UNDERSTAND ALL PARKED VEHICLES MUST HAVE A CURRENT PLATE AND BE OPERABLE. MANAGEMENT RESERVES THE RIGHT, AT HIS SOLE DISCRETION, TO REMOVE UNSIGHTLY VEHICLES AND VEHICLES PARKED FOR AN EXTENDED PERIOD OF TIME, OR THOSE THAT INTERFERE WITH NORMAL SNOW PLOWING OPERATIONS. TENANT(S) GUEST ARE ALLOWED ONLY TO PARK IN VISITOR PARKING AREAS, OR

PUBLIC STREETS, IF AVAILABLE. IT IS THE TENANT'S RESPONSIBILITY TO INFORM THEIR GUESTS WHERE TO PARK. UNAUTHORIZED VEHICLES WILL BE TICKETED AND TOWED. TENTANT(S) ARE NOT TO MAINTAIN OR REPAIR VEHICLES ON THE PARKING LOT AND UNDERSTANDS AND AGREES THEY ARE RESPONSIBLE FOR ANY DAMAGE DONE TO PARKING LOT. TENANT(S) ARE ALSO RESPONSIBLE FOR ANY DAMAGES DONE TO GARAGES.

4. TENANT(S) UNDERSTANDS AND AGREES THAT:

- A.) MEACHAM DEVELOPMENT, INC. AND THOSE THEY REPRESENT, ARE NOT RESPONSIBLE FOR THE SAFETY OF ANY PERSON PROPERTY, NO MATTER WHAT THE CAUSE, IN THE GARAGE, OR IN THE APARTMENT. IT IS STRONGLY RECOMMENDED THAT YOU PURCHASE RENTERS INSURANCE TO COVER YOUR PERSONAL BELONGINGS.
- B.) TENANT AGREES TO KEEP HALLWAYS CLEAN . (IT IS AGAINST THE FIRE ORDINANCE, AND YOU PERSONALLY WILL BE FINED.)
- C.) IF YOU LOCK YOURSELF OUT, AND CALL US TO UNLOCK YOU THERE IS A \$35.00 CHARGE. IF WE ARE NOT AVAILABLE, IT IS YOUR RESPONSIBILITY TO CALL A LOCKSMITH TO GET YOU BACK IN. THIS WILL BE YOUR FINANCIAL OBLIGATION.
- D.) UPON VACATING, DWELLING MUST BE METICULOUSLY CLEANED.
- E.) TENANT UNDERSTANDS ANYONE OVER THE AGE OF 18 MUST BE LISTED ON LEASE-VIOLATIONS OF THIS WILL RESULT IN IMMEDIATE EVICTION.
- F.) ANY & ALL ATTORNEY FEES INCURRED BY THE LANDLORD IN REGARD TO EVICTION WILL BE THE SOLE RESPONSIBLILITY OF THE TENANT.

TENANT: \_\_\_\_\_ DATE: \_\_\_\_\_

TENANT: \_\_\_\_\_ DATE: \_\_\_\_\_

TENANT: \_\_\_\_\_ DATE: \_\_\_\_\_

MEACHAM DEVELOPMENT INC

LANDLORD: \_\_\_\_\_ DATE: \_\_\_\_\_

MEACHAM DEVELOPMENT INC  
445 CARDINAL LN SUITE 107  
GREEN BAY WI 54313  
(920)494-4557  
(920)-639-5670

TO:

FROM: MEACHAM DEVELOPMENT INC

REGULAR OFFICE HOURS ARE 9:00-5:00 MONDAY THRU FRIDAY AND ALL CALLS REGARDING MAINTENANCE OR RENTAL ISSUES AFTER THESE HOURS MUST BE DIRECTED TO 494-5669 EXT 110 OR 639-5670 . LEAVE YOUR NAME, NUMBER, AND A BRIEF MESSAGE. SOMEONE WILL BE CHECKING MESSAGES AND WILL GET BACK TO YOU.

WHEN USING ANY RUGS THAT WILL BE PUT DOWN ON VINYL MAKE SURE THAT THEY ARE NOT RUBBER BACK!! IF YOU USE THE RUBBER BACK YOU WILL BE RESPONSIBLE FOR DAMAGES. REPLACING THE VINYL IS COSTLY AND IS THE RESPONSIBILITY OF THE TENANT.

NO ANIMAL FEEDERS OF ANY KIND ALLOWED ON DECKS OR PATIOS.

WE STRONGLY URGE ALL OUR TENANTS TO HAVE RENTERS' INSURANCE. IN THE EVENT OF A LOSS YOUR PERSONAL POSSESSIONS WILL NOT BE COVERED!!!!

THANK YOU!

DB 10/25/05

TENANT: \_\_\_\_\_ DATE: \_\_\_\_\_

TENANT: \_\_\_\_\_ DATE: \_\_\_\_\_

TENANT: \_\_\_\_\_ DATE: \_\_\_\_\_

MEACHAM DEVELOPMENT INC

LANDLORD \_\_\_\_\_ DATE: \_\_\_\_\_



MEACHAM DEVELOPMENT INC  
445 CARDINAL LN SUITE 107  
GREEN BAY WI 54313  
(920)494-4557  
(920)639-5670

October 12, 2015

TO:

FROM: MEACHAM DEVELOPMENT INC

RE: FIRE SAFETY

EFFECTIVE IMMEDIATELY EACH MONTH THE FIRE ALARM IN YOUR BUILDING WILL BE TESTED. THIS IS A REQUIREMENT FROM THE FIRE SAFETY INSPECTOR. WE ARE SORRY FOR ANY INCONVENIENCE THIS MAY CAUSE. IF AT ANY TIME THE ALARM SOUNDS FOR LONGER THAN 3 SECONDS, VACATE BUILDING AND CALL 911.

THANK YOU!

TENANT: \_\_\_\_\_ DATE: \_\_\_\_\_

TENANT: \_\_\_\_\_ DATE: \_\_\_\_\_

TENANT: \_\_\_\_\_ DATE: \_\_\_\_\_

MEACHAM DEVELOPMENT INC

LANDLORD: \_\_\_\_\_ DATE: \_\_\_\_\_

MEACHAM DEVELOPMENT INC  
445 CARDINAL LN SUITE 107  
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CLEANING AGREEMENT  
NO SMOKING IN APARTMENTS!  
EFFECTIVE 4/1/09

BUILDING ADDRESS:

I AGREE TO NOT SMOKE IN MY APARTMENT AND/OR ANYWHERE ELSE ON MEACHAM DEVELOPMENT PROPERTY. I UNDERSTAND THIS IS A SMOKE FREE SITE AS OF 4/1/09. I UNDERSTAND VIOLATION OF THIS AGREEMENT WILL BE A VIOLATION OF MY LEASE AND TERMINATION MAY RESULT.

UPON VACATING THE PREMISES, TENANT(S) AGREES TO HAVE CARPET PROFESSIONALLY CLEANED WITH TRUCK MOUNTED EQUIPMENT UPON VACATING AT TENANTS EXPENSE AND TO PRODUCE A RECEIPT TO SHOW THIS HAS BEEN DONE.

UPON NOTICE OF MOVE OUT A MOVEOUT CHECKLIST WILL BE GIVEN TO THE TENANT PRIOR TO FINAL INSPECTION AND I UNDERSTAND THAT THE APARTMENT SHOULD BE READY FOR NEW TENANTS TO MOVE IN. IF THIS IS NOT ADEQUATELY DONE THE PREMISES WILL BE CLEANED BY THE OWNERS AND/OR PROFESSIONAL SERVICES... SUCH COSTS WILL BE BILLED TO THE TENANTS/DEDUCTED FROM THEIR SECURITY DEPOSIT. APPROX. RATE \$30.00 PER HOUR. PLUS MOVE OUT LIST ITEMIZING ADDITIONAL CHARGES

MEACHAM DEVELOPMENT INC

LANDLORD: \_\_\_\_\_ DATE: \_\_\_\_\_

TENANT: \_\_\_\_\_ DATE: \_\_\_\_\_

TENANT: \_\_\_\_\_ DATE: \_\_\_\_\_

TENANT: \_\_\_\_\_ DATE: \_\_\_\_\_

# Pinewood Park Villas

## Water Addendum

This agreement is between Meacham Development, Inc. ("Landlord") and \_\_\_\_\_ ("Tenant"),  
for the Leased Premises located at 2475 Woodale Ave, Howard, WI 54313.

I/We understand the following:

I/We understand that Meacham Development will receive the bill for the total water usage of Pinewood Park Villas and my/our bill will be calculated/invoiced and sent to me/us from Meacham Development, Inc.

Additionally, I/We understand the following:

- The water/sewer bill is due no later than the due date noted on the invoice. If payment is not received postmarked by the noted date a \$25.00 late fee will be assessed.
- In accordance with my lease agreement, "any final water/sewer bill not paid prior to the date of the return of the deposit" will be deducted from my/our security deposit.

Resident Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Resident Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Resident Signature: \_\_\_\_\_ Date: \_\_\_\_\_

MDI (Authorized Agent): \_\_\_\_\_ Date: \_\_\_\_\_