

**The Stevens**  
**3217 West Wells Street**  
**Milwaukee, Wisconsin 53208**  
**Rental Agreement**

Tenant: \_\_\_\_\_

Identification: \_\_\_\_\_

Birth Date: \_\_\_\_\_ Room: \_\_\_\_\_

**FIRE SAFETY**

Smoke detectors are in every room. Please don't disconnect them, and please let us know if repair or replacement is necessary.

Fire extinguishers are on each floor and in kitchen.

No smoking in common areas, including halls, stairs, kitchen and bathrooms. No burning of candles or incense.

**MAINTENANCE**

Please notify management if anything in your room is damaged. Tenant will be charged if damages were caused by negligence of tenant or guests.

Rooms will be inspected by management every 2 months; please keep your room clean and clean up after yourself in common areas whenever you use them.

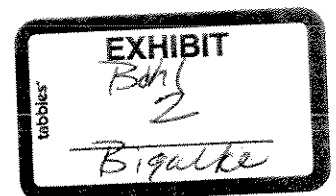
**KEYS**

Key replacement fee is \$30. Only people on this rental agreement can possess keys. If anyone else has keys, they will be taken away by management or security.

Please do not add any locks or security devices.

**SECURITY**

This property is protected by Security Experts. Uniformed officers are available for our protection. Tenants and guests must cooperate by showing ID when asked; guests refusing to present ID will be removed from property.



Tenant will not permit any illegal activity, including the sale, use, or manufacture of illegal drugs on the property. Violation of this rule will result in eviction action.

If you observe any disturbing or illegal activity, please inform management or security.

Any traffic considered excessive by management or security will result in warning. A second violation of this rule will result in eviction action.

No guests will remain in room when tenant is gone.

Tenant is responsible for informing guests of all rules. Any guests not obeying rules will be escorted from building.

No overnight guests are allowed unless approved by management and security.

No subletting. The only people authorized to occupy the unit are those listed on this rental agreement. Extra people residing with tenant will result in eviction action.

Please do not allow guests of other tenants to enter building.

Please keep noise from bothering other tenants or neighbors.

No loitering or drinking in common areas: halls, stairs, kitchen, bathrooms, or front outdoor areas including porch.

No pets. No waterbeds.

#### RENT

Rent of \$75.00 is due weekly on \_\_\_\_\_ . Late fee is \$5.00 per week.

Security deposit is \$75.00. Security deposit will be returned when room is emptied by tenant. If room is not cleaned and belongings are not removed, \$30 cleaning fee will be charged. Tenant may store belongings in basement for 1 week.

I have received \_\_\_\_\_ set(s) of keys.

Tenancy will begin on \_\_\_\_\_ .

I have read and understand the rules and agree to follow them.

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Signature of Tenant \_\_\_\_\_ Date \_\_\_\_\_

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Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_