



CITY OF MILWAUKEE
OFFICE OF THE CITY CLERK

Tuesday, July 25, 2023

COMMITTEE MEETING NOTICE

AD 13

GARAPATI, Indira, Agent
Parkway Communities, LLC
P O Box 882
Coppell, TX 75019

You are requested to attend a hearing which is to be held in the Council Chambers, Third Floor, City Hall:

Monday, July 31, 2023 at 08:45 AM

Regarding: Your Mobile Home Park License Renewal Application as agent for "Parkway Communities, LLC" for "Parkway Communities" at 6160 S 6TH St.

There is a possibility that your application may be denied for one or more of the following reasons: The recommendation of the committee regarding the application shall be based on evidence presented at the hearing. Per MCO 85-2.7-4, probative evidence concerning whether or not a new license should be granted may be presented on the following subjects: whether or not the applicant meets the municipal requirements, the appropriateness of the location and premises where the licensed premises is to be located and whether use of the premises for the purposes or activities permitted by the license would tend to facilitate a public or private nuisance or create undesirable neighborhood problems such as disorderly patrons, unreasonably loud noise, litter, and excessive traffic and parking congestion. Probative evidence relating to these matters may be taken from the plan of operation submitted with the license application, if any, but shall not include the content of any music. Evidence regarding the fitness of the location of the premises to be maintained as the principal place of business, including but not limited to whether there is an overconcentration of businesses of the type for which the license is sought; whether the proposal is consistent with any pertinent neighborhood business or development plans, or the location's proximity to areas where children are typically present. The applicant's record in operating similarly licensed premises; and whether or not the applicant has been charged with or convicted of any felony, misdemeanor, municipal offense or other offense, the circumstances of which substantially relate to the activity to be permitted by the license being applied for or any other factor which reasonably relates to the public health, safety or welfare may also be considered. See attached police report or correspondence.

Notice for applicants with warrants or unpaid fines:

Proof of warrant satisfaction or payment of fines must be submitted at the hearing on the above date and time. Failure to comply with this requirement may result in a delay of the granting/denial of your application.

Failure to appear at this meeting may result in the denial of your license. Individual applicants must appear only in person or by an attorney. Corporate or Limited Liability applicants must appear only by the agent designated on the application or by an attorney. Partnership applicants must appear by a partner listed on the application or by an attorney. If you wish to do so and at your own expense, you may be accompanied by an attorney of your choosing to represent you at this hearing.

You will be given an opportunity to speak on behalf of the application and to respond and challenge any charges or reasons given for the denial. No petitions can be accepted by the committee, unless the people who signed the petition are present at the committee hearing and willing to testify. You may present witnesses under oath and you may also confront and cross-examine opposing witnesses under oath. If you have difficulty with the English language, you should bring an interpreter with you, at your expense, so that you can answer questions and participate in your hearing.

You may examine the application file at this office during regular business hours prior to the hearing date. Inquiries regarding this matter may be directed to the person whose signature appears below.

Limited parking for persons attending meetings during normal business hours is available at reduced rates (5 hour limit) at the Milwaukee Center on the southwest corner of Kilbourn Avenue and Water Street. You must present a copy of the meeting notice to the parking cashier.

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request this service, contact the Council Services Division ADA Coordinator at (414) 286-2998, Fax - (414) 286-3456, TDD - (414) 286-2025.

JIM OWCZARSKI, CITY CLERK

BY: _____

Jim Cooney
License Division Manager

If you have questions regarding this notice, please contact the License Division at (414) 286-2238.

200 E. Wells Street, Room 105, City Hall, Milwaukee, WI 53202. www.milwaukee.gov/license
Phone: (414) 286-2238 Fax: (414) 286-3057 Email Address: License@milwaukee.gov

College MHP, LLC

Statement

PO Box 882
Coppell, TX 75019

REDACTED RECORD

(414)762-3809

TO:

Milwaukee, WI 53221



PLEASE RETURN TOP PORTION WITH YOUR REMITTANCE

Billing Period	Statement Date
01/01/21 - 02/10/21	02/10/21

Property	Unit	Type	Acc #

Previous Balance	Current Charges	Current Credits	Balance Due
0.00	1,351.39	1,351.00	0.39

Last Payment	Amount Enclosed
02/04/21 \$865.00 CashPay Pay	

Date	Reference	Description	Amount
		Previous Balance	0.00
01/01/21		Sewer Utility Service Period 11/10/2020 to 12/10/2020	1.22
01/01/21		Water Utility Service Period 11/10/2020 to 12/10/2020	14.97
01/01/21		Home Parking Permit Fee payable to the city	4.27
01/01/21		Rent Charge	560.00
01/01/21		Home Electric Bills Paid for Tenant service period 11/20/2020 to 12/20/2020	55.83
01/05/21		Late Charge	50.00
01/06/21	CashPay Payment	Payment Received CashPay Payment	-836.00
01/07/21		Late Charge TWA Issues	-50.00
02/01/21		Sewer Utility Service Period 12/10/2020 to 01/10/2021	11.02
02/01/21		Water Utility Service Period 12/10/2020 to 01/10/2021	22.01
02/01/21		Home Electric Bills Paid for Tenant service period 12/20/2020 to 01/10/2021	63.65
02/01/21		Home Parking Permit Fee payable to the city	7.82
02/01/21		Rent Charge	560.00
02/04/21	CashPay Payment	Payment Received CashPay Payment	-865.00

Sub Total	0.39
Unapplied Credits	0.00
Balance Due	0.39

Querida Residente
Favor de pagar el balance que falta de su cuenta antes del Viernes para evitar \$50.0 dolares por recargo.

Comments
If your account has a balance, our system automatically sends the paperwork to eviction attorney after the customary eviction notice period ends. Please always pay your dues by the 1st of the month. If you need to escalate any issue that is not addressed by your community manager, please email rlmhc@gmail.com or call 817-284-1983.

REDACTED RECORD

Best Towing LLC
 3231 West Vera
 Milwaukee, WI 53221
 Tel: 531-5642

PHONE 4-13202	DATE 4-14-02		
NAME C 931137-659306 3131916			
ADDRESS			
ORDER NO. MID SWM MILK WI 5321			
SOLD BY [Signature]	CASH [Signature]	CHARGE [Signature]	ADJSE. RETD
VIVANTE PROPERTY IMPROV			
Expired Plates Car. No. Road worthy			
Plate #	17000		
Ton	2500		
Storage Fee	3000		
City Fee	15000		
Special Equipment	3500		
RECEIVED BY [Signature]		TAX	
TOTAL		35800	

BRENDA YARLES

me multa por placas vencida
 y me dio un ticket de 150.00
 doleres creo quien me da la multa
 por placas vencidas es el policia

REDACTED RECORD



Sorry we missed you while you were out.

Date: 4/16

The item was sent by: College MHP

It was sent to:

At this address: 660 56

About the missed delivery:

It was a:

Package Letter Large envelope

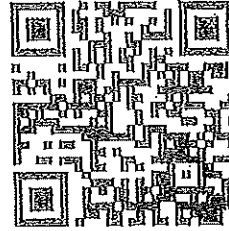
Available for pickup after:

Date: 4/17 10AM

This is the:

First attempt Final notice

We'll hold on to it until:



For redelivery, scan the QR code or go to usps.com/redelivery and enter the barcode number shown below.

6293 0801 0104 8359

We have item/s for you which we could not deliver because:

- It requires a payment of \$ _____ for:
_____ Postage due _____ Customs
- Receptacle full/item oversized
- No secure location available
- No authorized recipient available
- Signature required (Adult Signature Items-must be 21+ years old)
- Other: _____

Please see reverse for redelivery or pickup options.
PS Form 3849, April 2018

Me envio 3 aviso de desalojo
sin orden del tribunal

REDACTED RECORD

5 DAY NOTICE TO TERMINATE TENANCY FOR CRIMINAL ACTIVITY



TO: _____ (name of tenants/occupants)

Pursuant to Wis. Stat. 704.17(3m), this Notice terminates your tenancy and requires you, and anyone living with you, to remove from the premises within 5 days of service of this notice. The tenant, a member of the tenant's household, a guest or other invitee of the tenant's household engaged in: (Check all that apply.)

- Criminal activity that threatens the health or safety of, or right to peaceful enjoyment of the premises by other tenants;
- Criminal activity that threatens the health or safety of, or right to peaceful enjoyment of the premises by persons residing in the immediate vicinity of the premises;
- Criminal activity that threatens the health or safety of the landlord or an agent or employee of the landlord;
- Drug-related criminal activity includes activity that involves the manufacture or distribution of a controlled substance.

Identify or description of the individual engaged in the activity: Peace Alteration
insults towards my person by the Resident mentioned.

The date the activity took place: 11/13/2021

Description of the criminal activity or drug-related criminal activity: Resident on 6160
South St Milwaukee WI 53221 went to
my house on the same address lot 53
to threaten my family and 2 kid with a bat
we have witness on what happened.

Address of Premises:

Address: 6160 South St
City/State/Zip: Milwaukee WI 53221
County: Milwaukee

This notice does not give you the right to remedy your default.

You are advised that you may seek the assistance of legal counsel, a volunteer legal clinic, or a tenant resource center; and you have the right to contest the allegations in this notice before a court commissioner or judge if an eviction action is filed.

Date: 11/14/2021

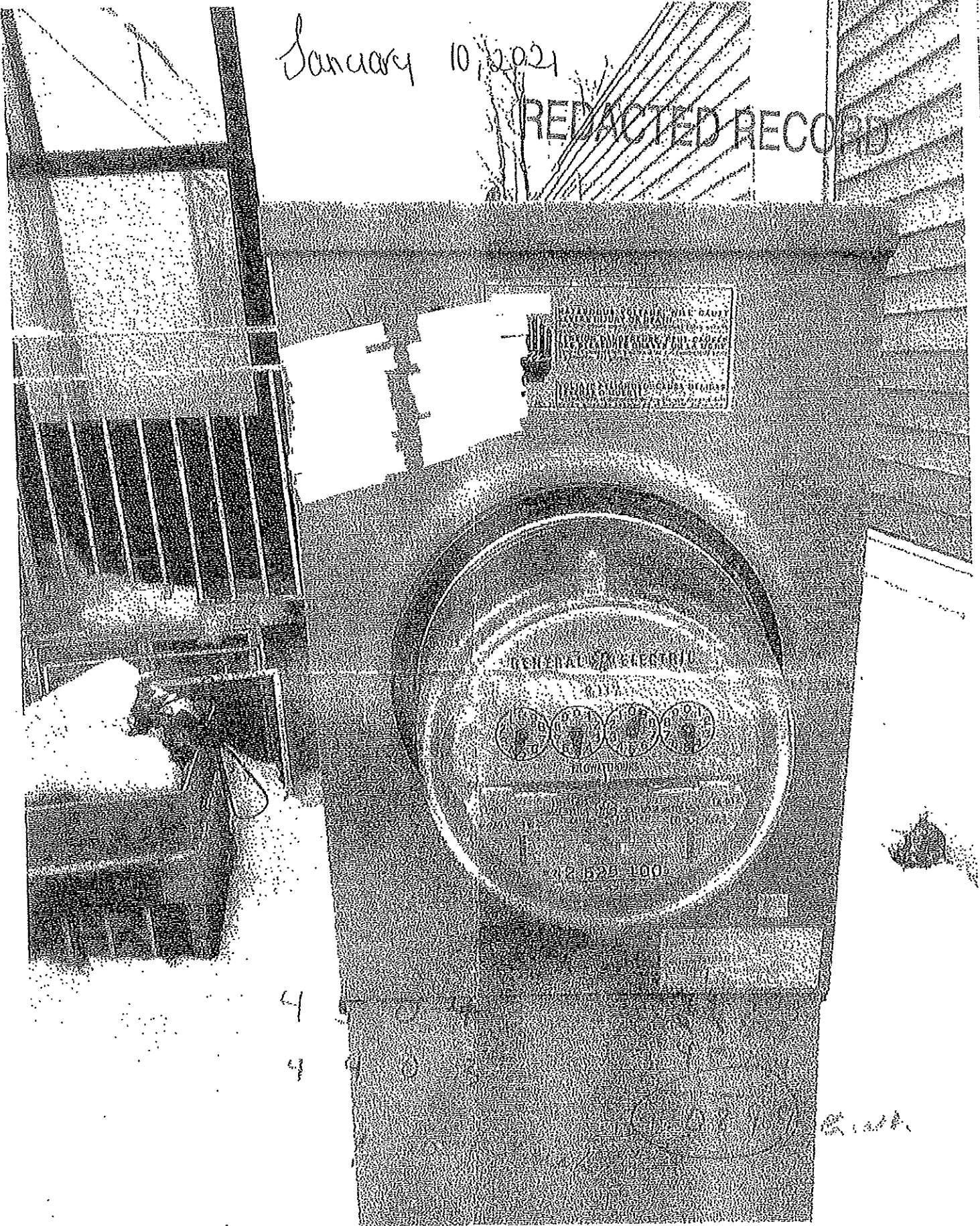
R. Curt Mer

(signature of owner or agent of owner)

When to use: If the tenant, a member of the tenant's household, or a guest or other invitee of the tenant or a member of the tenant's household, has engaged in criminal activity or drug-related criminal activity as set forth above. This notice should not be served on 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 been an arrest or conviction for the criminal activity or drug-related criminal activity.

January 10, 2021

REDACTED RECORD



4

4

2.1.21

RECEIPT OF PAYMENT FOR : College MHP

Tuesday October 15, 10:48 AM

REDACTED RECORD

6180 S. 6th St.
Milwaukee, WI 53221

Account Number	3713
Unit Number	E16
Check Number	MO
Payment Date	10/15/2019
Previous Balance	-3,036.22
Amount Paid	1,000.00
Balance	-4,036.22

Contact Info:
PO Box 882
Coppell, TX 75019
Phone: (414)762-3809

Received By: R. Cruz Miranda

\$ 3,000
Home Purchased
\$ 750 Sec deposit
Prorated \$290.6
\$ 4.27
Property Tax
App Fee (2)
\$ 40.00

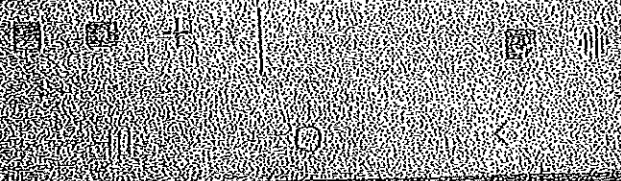
we want to say
thank you to
our resident
cleaning and
fixing their yard
our inspection
is coming soon
please make sure
your home past
the inspection.
thank you

11:22 a.m.

miércoles, 14 de abril de 2021

Dear Resident
we have a towing
inspection make
sure your vehicles
is operable and has
plate up to date.

9:28 a.m.



COLLEGE MHP PHONE NUMBER 414-762-3809
EMAIL:Collegemhpark@gmail.com

Dear residents,

we need your cooperation and we ask that you please

do not exceed the limit of the dumpster if you see it full do not put the garbage on it or leave it on the floor

do not throw away furniture, chairs, wood or any other material, only regular garbage is allowed.

Keeping your yard clean is one of the primary responsibilities for your home to be inspected.

do not accumulate garbage in the surroundings.

Make sure your trailer skirt does not have any exposed sides and that it is in perfect condition without any tears around it.

clean your siding on the outside

make sure your windows are not broken

your home must be painted if required contact the office for a list of approved colors.

decorate and enhance your home this helps increase the value of your home.

Make sure that if you have storage it is in good condition and if it needs to be fixed, clean it up before the general inspection of the park.

If you as a resident do not follow these rules and do not comply, you will have a fine of \$ 200 to \$ 500 for breach of contract.

Parking Rules

We have noticed that few residents are using a third parking lot without paying for this time we are cordially advising you that this must be informed since a third parking has a cost of \$ 40.00 per month separate from the amount of the lot.

REDACTED RECORD

Habitability Agreement

This agreement is for the purpose of defining the standards and requirements of Manufactured Homes in which residents of College MHP live in. On execution of the lease agreement, _____, Names of Residents over 18+ will sign the lot.

_____ located at 9369 S. 5th St., Milwaukee, WI 53221 from College MHP, and will pay lot rent and other charges in accordance with the lease. Resident agrees to keep property and Home in accordance with College MHP policies and guidelines at all times. All resident owned homes must meet minimum habitability, occupancy, and safety standards as set forth by College MHP, City of Milwaukee and the State of Wisconsin.

The Home located at the rented lot (hereinafter referred as the Home) is NOT HABITABLE and is in violation of College MHP policies and guidelines. The following items need to be addressed:

1. Fix skirting all the way around the Home with no visible holes
2. Fix any holes or weak spots in the sub-floors throughout the Home
3. Build new steps and porch leading up to the Home with hand rails and pickets
4. Home needs to have heating and cooling capabilities
5. All plumbing, electrical and mechanical systems to be in good working order
6. All doors and windows must function properly to keep natural elements out of the Home
7. Water pipes must be without leaks and must be properly insulated with heat tape
8. Sewer pipes must be without blockages
9. Roof must be without weak spots or leaks, and needs to be painted with 2 coats of white roof sealant

Once the above items are completed and the Home is deemed habitable after inspection by park management and/or a local or state official, the residents can live in the Home. These items need to be completed by 1st December, 2019; otherwise all lease and other documents concerning the lot and the Residents described above are void. Resident CANNOT move into or reside on the premises of the property until the Home passes inspection.

For the remainder of the Resident's tenancy at College MHP, Resident shall grant Management a right of first refusal for the purchase of the Home. If Resident receives a bona fide written offer from any party to purchase the Home, Resident shall deliver a copy of the offer and notify Management of Resident's intent to accept it. Management shall have the right for ten (10) days to match the terms of the offer, in writing. If Management matches the terms of the offer, Management shall pay Resident according to those terms and Resident shall deliver title and possession of the Home to Management within fourteen (14) days from the time the offer was presented to the management. If Management does not elect to match the offer in writing in ten (10) days, Resident may then sell the Home to the first offeror, provided the sale is on the conditions specified in the contract sent to Management and subject to the rules and regulations of College MHP.

We agree to the terms above and understand them.

REDACTED RECORD

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards.

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 taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling.

Landlord's Disclosure (initial)

R.C.M. (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
R.C.M. Known lead-based paint and/or lead-based paint hazards are present in the housing.
(explain) _____

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

R.C.M. (b) Records and reports available to the Landlord (check one below):
R.C.M. 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. (list all documents below):

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

Tenant's Acknowledgement (initial)

_____ (c) Tenant has received copies of all information listed above.
_____ (d) Tenant has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgement (initial)

R.C.M. (e) Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility 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 provided by the signatory is true and accurate.

R. Cort 10/15/2019 R. Cort 10/15/2019
Landlord Date Landlord Date

10/15/2019 10/15/2019
Tenant Date Tenant Date

MOLD ADDENDUM TO LEASE

THIS ADDENDUM IS AGREED TO AND SHALL BE MADE PART OF THE LEASE AGREEMENT BETWEEN [REDACTED] (OWNER OR AGENT) AND (TENANT(S)) FOR THE PREMISES LOCATED AT 6165 56th St

MOLD: Mold consists of naturally occurring microscopically organisms which reproduce by spores. Mold breaks down and feeds on organic matter in the environment. The mold spores spread through the air and the combination of excessive moisture and organic matter allows for mold growth. Not all, but certain types and amounts of mold can lead to adverse health effects and/or allergic reactions. Not all mold is readily visible, but when it is, can often be seen in the form of discoloration, ranging from white to orange and from grainy to brown and black, and often there is a musty odor present. Reducing moisture and proper housekeeping significantly reduces the chance of mold and mold growth.

CLIMATE CONTROL: Tenant(s) agree to use all air-conditioning, if provided, in a reasonable manner and use heating systems in moderation and to keep the premises properly ventilated by periodically opening windows to allow circulation of fresh air during dry weather only. OWNER OR AGENT RECOMMENDS THAT AIR CONDITIONING IS USED AT ALL TIMES IF UNIT HAS AIR CONDITIONING.

TENANT(S) AGREE TO

- KEEP THE PREMISES CLEAN AND REGULARLY DUST, VACUUM AND MOP.
USE HOOD VENS WHEN COOKING, CLEANING AND DISHWASHING.
KEEP CLOSET DOORS Ajar
AVOID EXCESSIVE AMOUNTS OF INDOOR PLANTS
USE EXHAUST FANS WHEN BATHING/SHOWERING AND LEAVE ON FOR A SUFFICIENT AMOUNT OF TIME TO REMOVE MOISTURE
USE CEILING FANS IF PRESENT
WATER ALL INDOOR PLANTS OUTDOORS
WIPE DOWN ANY MOISTURE AND/OR SPILLAGE
WIPE DOWN BATHROOM WALLS AND FIXTURES AFTER BATHING/SHOWERING
WIPE DOWN ANY VANITIES/SINK TOPS
AVOID AIR DRYING DISHES
NOT "HANG-DRY" CLOTHES INDOORS
OPEN BLINDS/CURTAINS TO ALLOW LIGHT INTO PREMISES
WIPE DOWN FLOORS IF ANY WATER SPILLAGE
HANG SHOWER CURTAINS INSIDE BATH TUB WHEN SHOWERING
SECURELY CLOSE SHOWER DOORS IF PRESENT
LEAVE BATHROOM AND SHOWER DOORS OPEN AFTER USE
USE DRYER IF PRESENT FOR WET TOWELS
USE HOUSEHOLD CLEANERS ON ANY HARD SURFACES
REMOVE ANY MOULD OR ROTTING FOOD
REMOVE GARBAGE REGULARLY
WIPE DOWN ANY AND ALL VISIBLE MOISTURE
WIPE DOWN WINDOWS AND SILLS IF MOISTURE PRESENT
INSPECT FOR LEAKS UNDER SINKS
CHECK ALL WASHER HOSES IF APPLICABLE
REGULARLY EMPTY DEHUMIDIFIER IF USED

TENANT(S) SHALL REPORT IN WRITING

- VISIBLE OR SUSPECTED MOLD
ALL AC OR HEATING PROBLEMS OR SPILLAGE
PLANT WATERING OVERFLOWS
MUSTY ODORS,
SHOWER/BATH/SINK/TOILET OVERFLOWS
LEAKY FAUCETS, PLUMBING, PET URINE ACCIDENTS
DISCOLORATION OF WALLS, BASEBOARDS, DOORS, WINDOW FRAMES, CEILING
MOULDY CLOTHING, REFRIGERATOR AND A/C DRIP PAN OVERFLOWS
MOISTURE DRIPPING FROM OR AROUND ANY VENTS, A/C CONDENSER LINES
LOOSE, MISSING OR FAILING GROUT ON GANIK AROUND TUBS, SHOWERS, SINKS, FAUCETS, COUNTERTOPS, CLOTHES DRYER VENT LEAKS
ANY AND ALL MOISTURE

SMALL AREAS OF MOLD: If mold has occurred on a small non-porous surface such as ceramic tile, laminate, vinyl flooring, metal or plastic and the mold is not due to an ongoing leak or moisture problem, Tenant agrees to clean the areas with soap (or detergent) and a small amount of water, let the surface dry, and then within 24 hours apply a non-bleaching cleaner such as Lysol Disinfectant, Pine-Sol Disinfectant (original pine-scented), Bleach, Mildew Remover, or Clorox Cleanix.

TERMINATION OF TENANCY: Owner or agent reserves the right to terminate the tenancy and TENANT(S) agree to vacate the premises in the event owner or agent in its sole judgment feels that either there is mold or mildew present in the dwelling unit which may pose a safety or health hazard to TENANT(S) or other persons and/or TENANT(S) actions or inactions are causing a condition which is conducive to mold growth.

INSPECTIONS: TENANT(S) agree that Owner or agent may conduct inspections of the unit at any time with reasonable notice.

VIOLATION OF ADDENDUM: IF TENANT(S) FAIL TO COMPLY WITH THIS ADDENDUM, Tenant(s) can be held responsible for property damage to the dwelling and any health problems that may result. Noncompliance includes but is not limited to Tenant(s) failure to notify Owner or Agent of any mold, mildew or moisture problems immediately IN WRITING. Violation shall be deemed a material violation under the terms of the Lease, and owner or agent shall be entitled to exercise all rights and remedies if it possesses against TENANT(S) at law or in equity and TENANT(S) shall be liable to Owner for damages sustained to the Leased Premises. TENANT(S) shall hold Owner and agent harmless for damage or injury to person or property as a result of TENANT(S) failure to comply with the terms of this addendum.

HOLD HARMLESS: If the premises is or was managed by an agent of the Owner, TENANT(S) agree to hold Agent and its employees harmless and shall look solely to the property Owner in the event of any litigation or claims concerning injury, damage or harm suffered due to mold or mildew.

PARTIES: THIS ADDENDUM IS BETWEEN THE TENANT(S) AND OWNER AND OR AGENT MANAGING THE PREMISES. THIS ADDENDUM IS IN ADDITION TO AND MADE PART OF THE LEASE AGREEMENT AND IN THE EVENT THERE IS ANY CONFLICT BETWEEN THE LEASE AND THIS ADDENDUM, THE PROVISIONS OF THIS ADDENDUM SHALL GOVERN.

Tenant

Tenant

Owner or Owner's Agent

Date

[Signature]
10/15/2019

COLLEGE MHP COMMUNITY RULES

The Community Rules as detailed below is part of your Residential Rental Agreement.



GENERAL SITE REGULATIONS

1. **Site Up-Keep:** Tenant is responsible for lawn care and shoveling of paved areas within the boundaries of the Site. Tenant is responsible for mowing and trimming of the grass on the Site a minimum of once per week during summer months. Snow shoveling shall be completed in a timely manner which means within 24 hours following a snowfall.
2. **Outside storage of building materials, appliances, car parts, and other junk is not permitted.**
3. **Trees and shrubs may damage community utilities or prevent free movement of homes in and out of the community. Therefore, trees and shrubs may only be planted with prior written consent of the Landlord. Tenant's Rental Agreement also prohibits Tenant from removing any plantings unless Tenant has entered into a specific separate written agreement with Landlord.**
4. **Satellite Dishes, Antennas, Solar Panels, Wind Turbines & Other Devices:** No satellite dishes with a diameter greater than 1 meter, ground based solar panels, wind turbines, or other devices are permitted without written consent of Landlord. Any antenna must be placed by the Home so that the antenna runs up the side of the Home and must be securely attached to the Home without the use of guide wires. Antenna height is limited to 12 feet measured from the ground.
5. **No fences or clotheslines are permitted.**
6. **Before digging, driving rods or posts, check with the Landlord for the location of underground utilities. A call to Diggers Hotline is also required.**
7. **Each Home must display the address (or lot number) clearly on the exterior of the Home facing the street.**
8. **Construction of any accessory building, structure, deck or attachment to the Home must be in accordance with the state building code. If a permit is required, the Tenant shall obtain a permit after receiving written permission from the Landlord. A copy of the permit shall be provided to the Landlord. In no case will chipboard or blandex be permitted as an exterior siding material. Any accessory structure must match the Home's exterior color. A change of exterior color of the Home or accessory structure, deck or attachment will be approved only if the proposed color is in harmony with other existing Homes. All storage sheds or garages must have working doors that close.**
9. **If storing firewood, it must be stacked no higher than four feet. It must be stacked in a safe manner so it cannot topple over and must be located out of sight at the rear of the Home or behind an approved accessory structure. If grass is killed by the wood pile, it is the responsibility of the Tenant to replace the grass when the firewood is removed.**
10. **All rubbish must be put in fly-tight garbage cans or trash bags. Recyclables must be separated in accordance with local recycling regulations. Tenant agrees to regularly and properly dispose of garbage and recyclable materials.**
11. **If Tenant wishes to dispose of any large items, it is the responsibility of Tenant to make special arrangements, in accordance with local ordinance 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.**
12. **Window air conditioners are permitted if installed with wall brackets. Bracing from the ground is not an approved installation method. Air conditioners are not permitted in street side windows of your home.**
13. **Tenant shall use only appropriate window coverings, such as drapes or blinds. Rugs, towels, blankets or sheets are not allowed.**

DAMAGE TO THE PROPERTY

1. 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.
2. Tenant must reimburse Landlord for any repair costs within fifteen (15) days of demand.

VEHICLES AND RECREATIONAL EQUIPMENT

1. Parking: Only TWO cars are allowed for each lot. No other vehicles or recreational equipment may be stored on a Tenant's lot without prior written consent of the Landlord.
2. No on-street parking is permitted. All vehicles must be parked in approved parking spaces.
3. The speed limit in the community is 5 mph.
4. No unlicensed or non-operating vehicles are permitted.
5. No semi-trailers are permitted in the community.
6. Working on, repairing, overhauling and changing of oil is not permitted on the streets or parking areas of the community.

SIGNS

1. "For sale" signs are limited to one sign per Home which must be located in a window and not exceed 11 inches by 14 inches.
2. No other signs except political signs may be displayed. Political signs can be displayed 45 days before and up to 10 days after an election.

UTILITIES

1. Tenant is responsible for winterizing the Home, including properly working heat tape, and shall be responsible for any and all damages to the Landlord's equipment if freezing is caused by the Tenant's failure to properly winterize. Tenant shall not run water in the Home to prevent freezing.
2. Foreign objects including but not limited to sanitary napkins, paper towels, and toys must not be flushed down toilets. The Tenant will be responsible for unplugging and repairing sewer pipes and drains caused by foreign objects.
3. Water meters are the property of College MHP. No one is allowed to tamper or alter any meter for any reason, including but not limited to diverting the flow of water or bypassing the meter. Tampering will be considered a breach of the rental agreement. The landlord or meter owner may reasonably estimate the usage for as long as the landlord or meter owner believes the meter was tampered with and charge the Tenant accordingly. The Tenant will also be responsible for all costs to return the water service to its original condition.

HOME SET-UP

1. Installation of the Home shall be the responsibility of the Tenant. Home installation shall be done in accordance with State and Federal installation standards. Home installation shall be performed by a licensed professional home installer. Home must have a separate water shut-off valve installed for easy access. Any Home with an electric water heater must have a backflow valve installed at the water heater connection point.
2. All utility hook-ups must be done in accordance with local and state regulations.
3. Before removing the Home from the community, Tenant must give at least 24-hour notice to the Landlord. Home movement must be done during business hours Monday thru Friday. Transporters shall present the transportation permit and insurance to the Landlord.
4. Hitchcs must be removed within 15 days of entering the park or whenever skirting is installed.
5. Axles, wheels and other transportation components necessary for moving the Home may not be sold, leased or removed from the Site without the Landlord's permission.

6. Steps must be constructed in accordance with state building codes and shall consist of materials resistant to the weather such as concrete or treated wood. Generally, all steps shall measure at least 3 ft. wide and a landing of at least 3 feet in the direction of travel shall be provided at the top of the stairs. The landing may not be more than 8 inches below the interior floor elevation. Stairs of more than 3 risers shall have at least one handrail. Handrails shall be provided on all open sides of stairs. (SPS 321.04) Exit steps must be provided at each exit door of the home.

PETS

1. Only house pets are allowed in the community. A house pet is defined as a cat, dog or bird.
2. Tenant may have no more than 2 pet(s).
3. Pitbulls, Rottweilers, Boxers, or any other aggressive breed animals are not permitted within the community. No animals are considered "Grandfathered"
4. Cats and dogs must be registered with the landlord.
5. Cats and dogs must have a license from the city of Milwaukee and be current on vaccinations. Tenant must provide proof of license and vaccinations.
6. Tenants have a responsibility to maintain control over their pet so that the peaceful enjoyment of the community by all can be maintained. All pets must at all times be under the control of the Tenant via a leash when outdoors.
7. Permitting pets to stray; allowing a pet to soil other Tenant's lots; creating unreasonable noise; being unruly or causing complaints from other Tenants shall be cause for eviction.
8. Pet fees if any are listed in the rental agreement.
9. Pet waste is required to be cleaned up daily.

Assistance Animals

Only Tenants with disabilities are permitted to have assistance animals. An assistance animal is an animal that works, provides assistance, or performs tasks for the benefit of a person with a disability, or that provides emotional support that alleviates one or more identified effects of a person's disability. An assistance animal is not a pet.

Tenants must complete a Request of a Reasonable Accommodation and Verification of Need for Reasonable Accommodation forms. Verification of Need forms must be sent to the landlord directly from the licensed health care professional. A health care professional needs to be licensed in the state of Wisconsin and act within the scope of his or her license or certification. The landlord has the right to verify directly with the health care professional regarding validity of the completed Verification of Need form.

All assistance animals must be registered with the landlord. (Use the Animal Agreement as part of the tenant's rental agreement.)

All assistance animals must have the proper licensing from the City of Milwaukee and be current on vaccinations. Tenant must provide proof of license and vaccinations.

Tenants must always maintain control over their assistance animal so that the peaceful enjoyment of the community by all can be maintained. Assistance animals must always be under the control of the Tenant via a leash when outdoors.

Permitting pets to stray; allowing a pet to soil other Tenant's lots; creating unreasonable noise; being unruly or causing complaints from other Tenants shall be cause for eviction.

REDACTED RECORD

(**Please note that landlords are not allowed to require specific details regarding the individual's disability, such as the exact nature or extent of the disability. Landlords are only allowed to confirm that the tenant has a disability and that the Tenant needs the requested accommodation. **)

MINOR CHILDREN AND GUESTS OF RESIDENTS:

1. **Curfew:** No child under the age of eighteen (18) shall loiter outside the confines of their respective site after 9:00 p.m. or before 6:00 a.m., the Community's hour of curfew, unless accompanied by a parent or legal guardian.
2. **Recreational Equipment:** Tricycles, bicycles, wagons, scooters, "hot wheels" and other equipment shall be stored in the home, garage, or storage shed when not in use. Unsupervised riding of bicycles, tricycles, scooters, mopeds, etc., by minor children after dark, is prohibited. Unlicensed Electric and/or Gas-Powered mopeds, scooters, foot scooters, etc. are prohibited from use within the community.
3. **Resident Responsibility:** Residents shall be responsible for the behavior of their children and guests. Any action by a child or guest that violates the Guidelines For Living shall be treated as a breach of the Rental Agreement.
4. **Supervision:** There must be a parent, guardian or babysitter at least thirteen (13) years of age directly responsible for supervising children under twelve (12) years of age in common areas at all times.
5. **Areas of Congregation:** No minor child shall congregate in the roadway area at any time.

CONDUCT

1. Tenants are prohibited from lighting and using fireworks, and other explosives.
2. Tenants are prohibited from using weapons of any nature in the park. This includes but is not limited to guns, rifles, shotguns, air pellet guns, BB guns, knives and tasers.
3. No alcoholic beverages are permitted in any building owned by the Landlord. No alcoholic beverages are permitted on sidewalks or streets.
4. Tenants will be held responsible for the conduct of all household Tenants and guests. Be sure all Tenants and invited guests understand the community rules.
5. Your site is designed for residential use and not for the conduct of a retail business or any other enterprise prohibited by zoning or other ordinances pertaining to the community.
6. No outside fires are permitted except in a barbecue grill. No fire pits or other wood burning fireplaces are permitted. After use of a barbecue grill, ashes and debris created by the grill must be disposed of properly.
7. No swimming pools, trampolines, or sandboxes are permitted.

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(S).

TENANT(S): _____ Date: 10/15/19
Tenant Signature(s)

TENANT(S): _____ Date: 10/15/19
Tenant Signature(s)

TENANT(S): _____ Date: 10/15/19
Tenant Signature(s)

TENANT(S): _____ Date: _____
Tenant Signature(s)

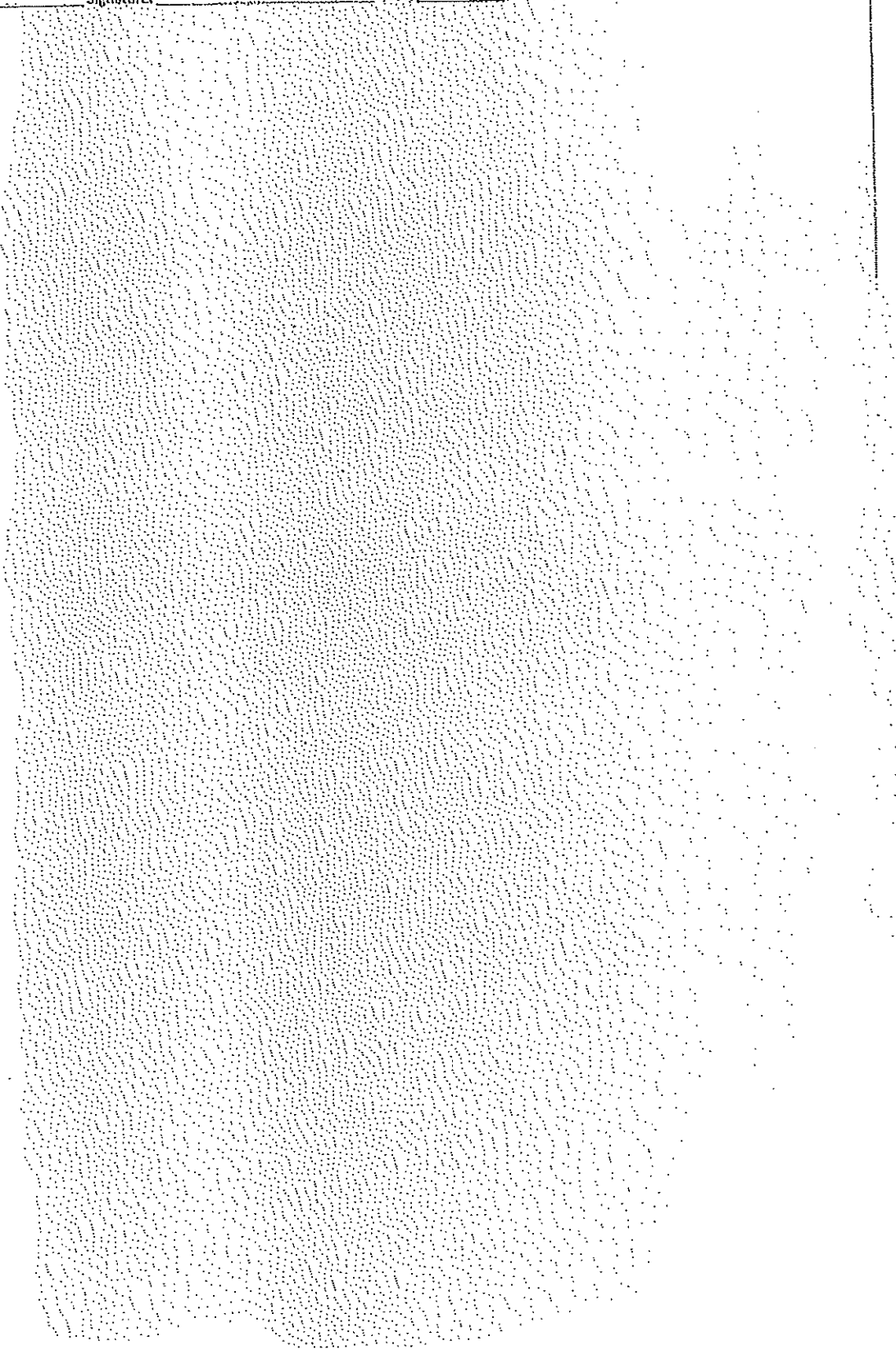
Landlord or Authorized Agent: _____ Date: _____
Landlord or Authorized Agent Signature(s)

Rosa Cruz
College MHP Agent's Name

R. Cruz
Purchaser's Printed Name.

REDACTED RECORD

Printed Name: _____ Signature: _____ Date: 10/15/19
Printed Name: _____ Signature: _____ Date: _____



Residential Rental Agreement

(b) Tenant acknowledges that a buyer cannot occupy the Home on the Site before buyer completes and Landlord accepts their application for rental and enters into a rental agreement. Tenant acknowledges that Landlord has the right to screen any prospective buyers. Tenant acknowledges that disapproval of the buyer's application is based on screening criteria of the Landlord and not because there has been a change in ownership of the Home or the age of the Home.

(c) No rent to own or similar transactions which result in the seller retaining title to the Home are permitted.
 (d) Any transporter of the Home must provide proof of insurance acceptable to Landlord and any other reasonable requirements of Landlord.

14. INSURANCE AND LIABILITY OF TENANT: (a) Tenant's use of the Premises shall be a Tenant's sole risk and Tenant acknowledges that it is the responsibility of Tenant to obtain personal property, personal liability, accident and other insurance coverage adequate to protect Tenant and Tenant's personal property and to cover living expenses in the event Tenant is unable to live in the Home on the Site. If the Home is owned by Tenant, Tenant shall be responsible for insuring the Home. Tenant shall provide proof of homeowner's insurance at Landlord's request. Tenant acknowledges that Landlord's insurance does not cover Tenant's personal property or cover Tenant's actions.
 (b) Tenant shall be liable for all damage to the Site and the Community caused by Tenant, Tenant's other occupants, guests and invitees and shall pay for all repairs necessitated by same.

15. NON-LIABILITY OF LANDLORD: Landlord, except for its negligent acts or omissions, shall not be liable for injury, loss, or damage which Tenant may sustain from the following: (a) theft, burglary, or other criminal acts committed by a third party, (b) delay or interruption in any service from any cause, (c) fire, water, rain, frost, snow, gas, odors, or fumes from any source, (d) injury or damages caused by bursting or leaking pipes or backup of sewer drains and pipes, (e) disrepair or malfunction of the Premises, appliances, and/or equipment unless Landlord was provided with prior written notice of the problem by Tenant. Tenant holds Landlord harmless from any claims or damages resulting from the acts or omissions of the Tenant, Tenant's occupants, Tenant's guests or invitees.

16. ENTRY BY LANDLORD: Landlord may enter the Premises, with or without Tenant's consent, at reasonable times upon 12-hour 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 when a health or safety emergency exists, or if Tenant is absent and Landlord believes entry is necessary to protect the Premises from damage. Landlord and/or utility providers may access the site, without advance notice, for reading utility meters or making repairs to equipment not owned by Tenant. Improper denial of access to the Premises is a breach of this Rental Agreement. If Tenant fails to permit access to unit, after Landlord has properly complied with all notice provisions set forth in chapter 704 of the Wisconsin Statutes and Wisconsin Administrative Code, chapter ATCP 134, Tenant will be liable for any damages and/or costs incurred by Landlord as a result of Tenant's failure to allow access to unit.

17. WAIVER: It is expressly agreed by the parties, that after the service of notice or the filing of an eviction, or after final judgment for possession of the Premises, Landlord may receive and collect any rent due, and the payment of rent shall not waive or affect the notice, suit or judgment. Waiver of a breach of any term, condition or covenant of this Rental Agreement by either party shall be limited to the particular instance and shall not be deemed to waive past or future breaches of the same or other terms, conditions or covenants. Vacating or abandoning the Premises does not relieve Tenant of the obligation to pay any amounts due under this Rental Agreement or any amounts which may become due under this Rental Agreement.

18. PROPERTY LEFT BEHIND: If Tenant is evicted or removed from the Premises for a period of three weeks, with rent and other charges unpaid and leaves personal property, Landlord may presume that the Tenant has abandoned the property and may dispose of the property in any manner that the Landlord, in its sole discretion, determines is appropriate. Landlord will not store personal property left behind except prescription medication and medical equipment, which will be stored for 7 days from the date of discovery. No notice must be provided for abandoned personal property, except if the abandoned property is a manufactured/mobile home or titled vehicle. If Tenant's personal property is removed by the Sheriff and/or a moving company pursuant to an eviction, Tenant will be charged the actual costs incurred by Landlord to remove and/or dispose of Tenant's personal property.

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

20. NOTICE OF DOMESTIC ABUSE PROTECTIONS: (1) As provided in Section 100.50 (5m) (d) of the Wisconsin Statutes, a Tenant may be able to stop 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 safely contacted the Tenant should contact a local victim service provider or law enforcement agency.

Initials _____

Residential Rental Agreement

(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.

21. LANDLORD'S AGENTS:

(a) Agent for Maintenance and Management:

(Name) - Rosa Cruz, Community Manager
(Address) 6160 S 6th St., Milwaukee, WI 53221 (Phone) (414) 762-3009

(b) Agent for Collection of Rent:

(Name) - Rosa Cruz, Community Manager
(Address) 6160 S 6th St., Milwaukee, WI 53221 (Phone) (414) 762-3009

(c) Agent for Service of Process:

(Name) - Rosa Cruz, Community Manager
(Address) 6160 S 6th St., Milwaukee, WI 53221 (Phone) (414) 762-3009

22. **EMERGENCY SHELTER:** The Community does not contain an emergency shelter.

23. MISCELLANEOUS:

(a) If the Home was purchased from Landlord or an affiliate of Landlord, Tenant acknowledges receipt of a copy of this Rental Agreement and rules and regulations prior to signing a purchase contract for purchase of the Home.

(b) Tenant agrees to vacate the Premises at the end of the Term or any extension and promptly vacate the Site, including removal of items if owned by Tenant.

(c) If Tenant is more than one individual, then all such individuals shall be jointly and severally liable for the full amount of any payments due under this Rental Agreement and the performance of all obligations set forth in this Rental Agreement.

(d) Any heir, executor, administrator or assign cannot occupy the Home or Site without submitting an application for rental, being approved by the Landlord and entering into a rental agreement. Should a Tenant die, the Rental Agreement will terminate on the earlier of 60 days after Landlord receives notice, is advised or otherwise becomes aware of Tenant's death or the expiration of the term of the Rental Agreement. Any other adult Tenant under the Rental Agreement remain bound by this Rental Agreement.

(e) If a co-signer is an additional signer, Tenant agrees that any renewal of this Rental Agreement is subject to continuation of the co-signer or substitution by Tenant of Tenant's ability to pay without such co-signer to the satisfaction of Landlord.

(f) Tenant at all times shall keep Landlord apprised of working telephone number(s).

(g) All vehicles on the Premises shall be drivable and have a current vehicle registration. No vehicle can be used for storage.

(h) Pursuant to Wis. Stats § 704.10, Landlord may provide by electronic means any of the following: A copy of the rental agreement (and any document related to the rental agreement); a security deposit and any documents related to the accounting and disposition of the security deposit and security deposit refund; a promise made before the initial rental agreement to clean, repair, or otherwise improve any portion of the premises; or advance notice of entry under s. 704.05 (2).

24. **PRIVACY POLICY:** (a) Landlord collects non-public personal information about Tenant from the following sources: 1) Information Landlord receives from Tenant on his or her application for rental or other forms; 2) Information about Tenant's transactions with Landlord, or affiliates or others and 3) Information Landlord receives from a consumer reporting agency. Landlord does not disclose any nonpublic personal information about Tenant or former tenants to anyone except as permitted by law or by Tenant. Landlord restricts access to non-public personal information about Tenant and former tenants to those employees who need to know that information to provide products or services to Tenant. Landlord maintains physical, electronic and procedural safeguards that comply with federal standards to guard Tenant's non-public personal information.

(b) Tenant consents to Landlord obtaining utility account information, including any past due bills which Landlord may become responsible.

26. **FAILURE TO VACATE AT END OF LEASE OR AFTER NOTICE:** If Tenant remains in possession without consent of Landlord after expiration of lease or termination of tenancy by notice given by either Landlord or Tenant, or after termination by valid agreement of the parties, Tenant shall be liable for any damages suffered by Landlord because of Tenant's failure to vacate within the time required. In absence of proof of greater damages, Landlord shall recover as minimum damages twice the rental value apportioned on a daily basis for the time the Tenant remains in possession. Should the Tenant's hold over result in the loss of any portion of rent by the Landlord, Tenant shall be responsible for any lost rent.

27. **RENTAL PROMOTION/CONCESSION:** If Tenant vacates the rental unit prior to the end of the rental term, is evicted prior to the end of the rental term, or if Tenant's tenancy is terminated for any reason prior to the end of the rental term, Tenant will forfeit any rent promotion/concession received. Any forfeited rent promotion/concession will be considered to be unpaid rent and will immediately become due and payable by Tenant.

28. **PROMISSORY NOTES:** Any and all promissory notes are agreed upon payments same as rent. These payments can and will be issued at the landlord's discretion. These agreements are signed and agreed upon contract and are subject to the same consequences as nonpayment of rent and can be added to the final billing amount to credit collections.

29. **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 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 Premises on or date at least five (5) days after the giving of such

Residential Rental Agreement

notice, and if Tenant fails to comply with such notice, Landlord may declare the tenancy terminated 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 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 covenant or condition of Tenant's lease, this lease may be terminated if, before the breach has been remedied, Landlord give notice to Tenant to vacate on or before a date at least (14) days after giving of the notice as provided in 704.14, Wis. Stats. 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 as set forth under the law, including 704.04 (4) and 704.16, Wis. Stats. And Wisconsin Administrative Code Chapter ATCP134.

30. SALE OF HOME & OWNER'S RIGHT OF FIRST REFUSAL TO PURCHASE TENANT'S HOME: Tenant has the right to sell his / her Manufactured Home while such home is located in the Manufactured Home Community in accordance with the terms of this Lease and the Rules and Regulations established from time to time by Landlord; provide, however, Tenant shall give Landlord the first right of refusal to purchase Tenant's Manufactured home as provided in the Lease Agreement and the Rules and Regulations; Tenant understands the he is giving this right of first refusal to Landlord in consideration of Landlord entering into the Lease Agreement at the rental rate set forth in this lease Agreement and upon the other provisions of this lease Agreement. Any purchase agreement entered into by Tenant must disclose to the prospective purchaser the existence of Landlord's right in this paragraph. Upon receipt of a fully executed purchase agreement for the sale of a tenant's manufactured Home (the "purchase agreement"), Tenant must give the Landlord written notice of the purchase agreement with a copy of Purchase agreement attached (the "notice"). The Owner shall have ten (10) days following the receipt of the notice (the "option period") to elect to purchase Tenant's Manufactured Home; Tenant is permitted to sell the Manufactured Home, provided the sale is consummated in strict accordance with the purchase agreement (including the closing date set forth in the purchase agreement) and the sale occurs within 90 days after the expiration of the option period. If the sale of the Manufactured Home by Tenant does not occur timely, then Landlord's right of first refusal shall reapply to any further sale of Tenant's Manufactured home. Landlord may seek an injunctive relief to enforce this provision if Tenant fails to strictly comply and any purchase agreement or sale entered into in violation of this provision shall be null, void, and of no force or effect.

NOTICE: Tenant understands and agrees that he/she is giving Landlord a right of first refusal prior to selling his/her Manufactured Home.

31. PRIORITY OF PAYMENTS: The parties agree and understand that all payments made by Tenant shall be applied as follows:

- (1) Any notes payable or signed monthly agreements
- (2) Current Monthly Rent
- (3) Any other current charges required to be paid by tenant as set forth elsewhere in this Lease, including but not limited to all charges in Section 2.6 (other than monthly rent and late payment charges), Section 1.7, Section 13, and the rules and regulations incorporated herein.
- (4) To any current tax or other charges levied by a governmental unit,
- (5) Late payment charges as provided in Section 1.6, then
- (6) Other prior lease charges still owed, and
- (7) Prior late payment charge

TENANT(S): _____ Tenant Signature(s)

Date: 10/15/19

TENANT(S): _____ Tenant Signature(s)

Date: 10/15/19

Community Legal Business Name: College MHP, LLC

Landlord or Authorized Agent:

R. Aust Mearns

Date: 10/15/19

Landlord or Authorized Agent Signature(s)

Initials

REDACTED RECORD

This agreement is by and between College MHP, LLC (property owner) of which property is located at 6160 S. 6th St., Lot _____, WI 53221, and Homeowner _____

The Lessee agrees that as part of the conditions of purchase of the home that the home will not be removed from the current lot in which the home presently resides for a period of five years from lease date.

If the home were to be sold, College MHP, LLC has the right of first refusal. Under this agreement, the lessee needs to provide a written offer from the potential buyer to purchase the home, and College MHP, LLC may decide to exercise its right of first refusal and buy the home for that price from the lessee.

Should the home be transferred to someone else either through sale, lease, joint tenancy, this agreement shall survive these and it is the seller/lessor/mortgagor's responsibility to convey this agreement with the home.

Should the homeowner/mortgagee/lessee breach this agreement, the homeowner will be responsible for paying the remaining accrued lot rent on the home.

All other park rules and regulations and lease agreements will remain in full force.

Effective Date of this agreement 10/14/2019

Homeowner Name

Homeowner signature

R. A. J. Khande

Agent of College MHP, LLC

Residential Rental Agreement

3. RENEWAL AND HOLDOVER: Prior to the expiration of the Term of this Rental Agreement, Landlord and Tenant may enter into a new rental agreement or an extension of this Rental Agreement. If any changes in the terms or conditions of tenancy are to be made, then Landlord shall notify Tenant in writing of such changes at least 28 days before the date when the new rental agreement or extension of this Rental Agreement shall be effective. Tenant shall have 14 days after receipt of the notice to notify Landlord in writing of Tenant's acceptance or rejection of the new rental agreement or extension of this Rental Agreement and if Tenant fails to give such notification or rejects the new rental agreement or extension of this Rental Agreement, then the Rental Agreement shall terminate on the last day of the month following the expiration of the 28-day notice period. If Tenant remains in possession of the Premises after the expiration of the Term or other termination of this Rental Agreement without consent of Landlord, then Tenant shall be responsible for all damages sustained by Landlord resulting from Tenant's holding over, including, but not limited to, any claims or rents relating to subsequent occupants of the Premises. As allowed under Wis. Stat. 704.27, Landlord shall recover as minimum damages twice the rental value apportioned on a daily basis for the time the tenant remains in possession.

TENANT NOTICE TO END MONTH-TO-MONTH TENANCY: Written notice must be received by the Landlord at least sixty (60) 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 the first day of a calendar month through the last day of a calendar month.

4. NOTICES OF TERMINATION OF A RENTAL AGREEMENT FOR ONE YEAR OR EXCEEDING ONE YEAR: If the Rental Agreement term on page 1 is for more than 1 year, then

Landlord and Tenant agree to follow the termination procedures set forth in Wis. Stats. 704.17(2)(a) to (c) unless the tenancy is being terminated pursuant to Wis. Stats. 704.17(3m), 704.17(2)(c) and 704.18(3). Written notice must be received by the Landlord at least sixty (60) days prior to the ending of the Rental Agreement. The Rental Agreement may only be terminated at the end of a rental period. A rental period runs from the first day of a calendar month through the last day of a calendar month.

6. USE: (a) The Site shall be used only for the placement of the Home and for a private residence in the Home for all named Tenants and all named minor dependents of Tenant as set forth on Tenant's application and this Rental Agreement. Any person other than listed on the Rental Agreement shall be considered a guest. Without the Landlord's written consent, any guest's stay shall not exceed a total of fourteen days within any twelve-month period commencing with the first day of the guest's presence. If Landlord grants written permission to extend the stay beyond fourteen days, Tenant shall pay to Landlord as additional rent \$25 per day that the guest resides on the Site. Tenant shall be responsible for the acts of Tenant's other occupants and guests. Landlord shall have sole discretion to determine when a stay has exceeded fourteen days. Any person who is a guest and seeks to stay for more than fourteen days must be screened by Landlord using Landlord's standard procedures. Any guest who does not meet screening criteria must vacate.

(b) Tenant shall not use or permit the use of the Site for (1) any business enterprise including daycare unless authorized in writing by Landlord, (2) any unlawful purpose, or (3) any purpose that will adversely affect reputation of the Landlord, the Community or its residents;

(c) Tenant shall not use or keep in, on, or about the Site anything which would adversely affect insurance coverage of the Home or the Community.

(d) Tenant shall not make excessive noise or engage in activities which unduly disturb neighbors or other Tenants within the Community. Tenant shall not disturb either the Landlord's or other Tenant's right to the use and enjoyment of the property or create a nuisance.

(e) Tenant shall not keep in or about the Site any pet unless specifically approved in writing by Landlord and registered with the Community management. Landlord will administer this paragraph in conformance with Tenant's rights under the American's with Disabilities Act, Fair Housing Act and Wisconsin's Open Housing Law.

(f) Tenant shall in every respect comply with the ordinances of the municipality in which the Site is located and shall obey all lawful orders, rules and regulations of all governmental authorities. Tenant shall be responsible for any fines or other charges imposed on the manufactured home community or imposed by any level of government as a result of the Tenant's actions or inactions.

(g) Tenant shall not attach or affix anything to the exterior of the Home or construct any accessory structure on the Site, including any garage, shed, broadcast antenna greater than twelve feet high, satellite dish with a diameter greater than one meter, solar panel or wind turbine, generator, wood burning furnace or similar heating source, or other device without the prior written consent of Landlord. If Landlord consents, work shall be done in accordance with all applicable codes and regulations. Tenant shall not make any change to the exterior color of the Home or to any accessory structure on the Site without the prior written consent of Landlord. Tenant acknowledges that most construction requires a building permit. Tenant will obtain all required permits. The Site as described ends at the roof line. The Rental Agreement does not include an easement for light or solar access as this matter is specifically reserved by Landlord.

(h) Any accessory building that is not affixed to the ground is considered personal property and Tenant shall remove the accessory building upon removal of the Home unless there is a separate agreement to the contrary. If the accessory building is affixed to the ground, it is considered a fixture and shall not be removed and becomes property of Landlord when Tenant vacates.

(i) Tenant shall, within 15 days after the installation of the Home on the Site, install a "skit" around the full perimeter of the Home which shall be first approved by Landlord. Skirting around the Home shall be properly maintained by Tenant during the entire Rental Agreement term in accordance with the standards at the time of original installation.

(j) Home shall be installed by a licensed and insured installer to applicable state standards.

(k) Except as otherwise stated in this paragraph, Tenant shall not cause or permit any flammable or explosive material, oil, radioactive material or hazardous or toxic waste or substance to be brought upon, used, stored or dumped on the Site or the Community. Tenant shall be responsible for any required repair, clean-up or detoxification of the Site caused by Tenant and shall indemnify Landlord from any liability, claim or expense. Proper use and storage of gasoline, gas cans, oil, lighter fluid, other flammables, or LP tanks is required. The foregoing covenant and indemnity shall survive the termination of this Rental Agreement.

(l) Upon the termination of this Rental Agreement, all trees, shrubs and plants placed upon the Site by Tenant and all additions and improvements to the Site by Tenant shall remain upon the Site and shall be the property of Landlord unless there is a separate written agreement to the contrary.

(m) This Rental Agreement is predicated upon an agreement between Landlord and Tenant(s) regarding who owns and occupies the home; therefore, Tenant shall not either intentionally or unintentionally, alter or change the identity of, or increase or decrease the number of occupant(s) and/or owners of the Home from those who were listed on the initial or any subsequent Rental Agreement. Written approval of Landlord is needed prior to any change in ownership or occupancy of the Home.

Initials _____

REDACTED RECORD Page 4 of 7

6. APPLICATION: Tenant attests that all representations made in the application for this Rental Agreement are incorporated into this Rental Agreement and made a part of it. Tenant represents and warrants that all information contained in the application is true and understands that this information was given as an inducement for Landlord to enter into this Rental Agreement and therefore constitutes a material covenant. If any information contained in the application for rental is not true, correct and complete, Tenant shall be in breach of this Rental Agreement and Landlord shall have the right to terminate this Rental Agreement and evict Tenant.

7. CONDITION OF PREMISES: Pursuant to Wis. Stat. 704.07(2)(b), Landlord shall disclose to a prospective tenant, before entering into a rental agreement with, or accepting any earnest money or security deposit from the prospective tenant, any building code or housing code violation to which all of the following apply: 1. The Landlord has actual knowledge of the violation. 2. The violation affects the dwelling unit that is the subject of the prospective rental agreement or a common area of the premises. 3. The violation presents a significant threat to the prospective tenant's health or safety. 4. The violation has not been corrected. (c) If the premises are damaged by fire, water or other casualty, not the result of the negligence or intentional act of the Landlord, this subsection is inapplicable and either sub. (3) or (4) governs.

8. MAINTENANCE AND REPAIR: Tenant shall at all times during the Rental Agreement Term keep the Home and any other improvements on the Site in good condition and repair including regular mowing and snow removal. Tenant shall keep the Home and Site in clean and tenantable condition and shall not permit any garbage, rubbish, refuse or dirt of any kind to accumulate in or about the Site or the Community. Tenant must maintain utility services by staying current with utility payments and the maintenance of the utility infrastructure of the Home.

9. COMMON AREAS: Landlord may at any time, give a 24-hour notice to close any of the private streets and walkways of the Community or any part of the Community to make repairs or changes, to prevent the acquisition of public rights in such area, to discourage non-resident parking, or for any other reason. Tenant acknowledges that the areas and facilities of the Community which are available from time to time for the common use of all tenants of the Community are being made available on a gratuitous basis and are not part of the Premises leased and the right to use these areas and facilities may be discontinued by Landlord at any time in its sole discretion, and discontinuance shall not be a default by Landlord under this Rental Agreement and shall have no effect on the rent to be paid or other obligations of the Tenant.

Landlord shall not be responsible for any loss or damage to Tenant's property in common areas or facilities or to any other person using them, except if the damage or injury is caused by the negligent acts or omissions of Landlord. Tenant using common areas and facilities does so at Tenant's own risk.

Tenant's Initials _____ Tenant's Initials _____

10. RULES AND REGULATIONS: Tenant shall observe and comply with the rules and regulations attached to this Rental Agreement. Tenant acknowledges that he or she has been furnished a copy of this Rental Agreement and the rules and regulations to inspect before paying any earnest money or security deposit or executing this Rental Agreement and further acknowledges receipt of a copy of this Rental Agreement and rules and regulations. Landlord reserves the right to add to or amend the rules and regulations after giving Tenant's 20 days advance written notice of any changes. Should Tenant neglect or fail to perform and observe any of the rules and regulations, Tenant will be in breach of this Rental Agreement. In the event of a conflict between this Rental Agreement and the rules and regulations, the provisions of this Rental Agreement will control.

11. ADDITIONAL CHARGES: Tenant shall pay Landlord the charges set forth in this section as additional rent and within 10 days after Landlord's billing. Tenant's failure to pay any of the following charges shall be a breach of this Rental Agreement.

(a) On or before the date when Tenant is required to pay the monthly rent, Tenant shall pay the monthly municipal permit fee designated on page 1 and any personal property tax or any other tax and/or assessment imposed by any governmental agency or political subdivision for the right to use the Site for the siting of a manufactured/mobile home. Landlord shall notify Tenant in writing of any changes in fees or taxes and Tenant shall adjust payments accordingly.

(b) If required maintenance is not performed by the Tenant, Landlord may, but shall have no obligation to, perform maintenance and Tenant shall pay Landlord the following maintenance charges:

- Snow Removal: \$50 per Removal
- Lawn Care: \$50 per Mowing
- Debris Removal: \$100 per time that maintenance is required to remove from your site
- Broken Water Meter: \$350 per water meter broken due to tenant negligence, that is required to be replaced on your site.

(c) Tenant shall pay Landlord the following miscellaneous charges:

Home Inspection fee: \$20 per Habitability Inspection

(d) Tenant shall pay for any charges or fines levied on Landlord for frivolous or unnecessary calls to police, fire or other services that are attributable to Tenant(s), Tenant's occupants, guests, or invitees.

12. ASSIGNMENT AND SUBLETTING: Tenant shall not assign this Rental Agreement or sublet the Premises or any part thereof or permit any part of the Premises to be used or occupied by anyone other than those persons listed as a Tenant or Occupant.

13. TRANSFER OR REMOVAL OF HOME: Prior to transfer or removal of Home, Tenant shall comply with all of the following provisions:

(a) Tenant must provide Landlord the opportunity to inspect the Home before the sale. Landlord's inspection is for purposes of compliance with habitability and community standards and in no way creates any warranty or expectation of home performance. If Landlord suspects issues of habitability, Landlord may require further inspection by a third party. All required repairs must be completed by Tenant at least 10 days prior to the sale of the Home. In the event any repair is unsatisfactory, Landlord reserves the right to require that the work be done by a qualified contractor. A copy of the inspection report shall be made available to any buyer by Tenant.

REDACTED RECORD

Residential Rental Agreement



Tenant Name(s): _____
Other Minor/Dependent Occupant(s): _____

Email Address: _____
Cell Phone: _____

Landlord and Tenant(s) agree to enter into the Rental Agreement on the terms and conditions as shown in this Agreement.

1.1 TYPE OF TENANCY; Choose One

Option 1 - Yearly beginning 11/1/2019 and ending 10/31/2020. Prior to the expiration of the original term, Tenant shall receive notice regarding renewal options.

Option 2 - Month-to-Month beginning _____

Tenant acknowledges that he or she has been offered a lease for a term of 1 year, but has requested a month-to-month tenancy instead. \$40 month-to-month fee will be collected in addition to the rent from Tenants on month-to-month tenancy.

Tenant Signature(s) _____

Tenant Signature(s) _____

Tenant(s) signature(s) acknowledges option checked above.

1.2 COMMUNITY: College MHP, LLC located at 6160 S 6th St. in the City/Village/Town of Milwaukee County of Milwaukee, State of Wisconsin.

1.3 SITE: Manufactured home site address 6160 S 6th St., Site _____ within the Community consisting of approximately _____ square feet. The Site is equipped with the following Electrical Service:
 100 amps 200 amps Other _____

1.4 HOME: The home is manufactured by Parkwood 1979 with serial number 20884

The owner shown on the certificate of home ownership (title) is _____
The lien holder is shown as: _____
_____ Check If no lienholder.

1.5 PREMISES: Subject to the provisions of this Rental Agreement, Tenant agrees to lease from Landlord the following: Site or Site and Home (Check one.)

1.6 RENT & OTHER MONTHLY PAYMENTS: \$ 530.00 per month rent. A monthly municipal permit fee of approximately \$ 422.50 will be collected with the rent. Tenant agrees to pay the monthly rent and monthly municipal permit fees to Landlord in advance of or on the 1st day of each month during the tenancy. Tenant's failure to make full payment of the monthly rent and additional fees by the date set forth shall constitute a breach of this Rental Agreement. Landlord shall provide a receipt for cash payments of rent.

Monthly Pet Fee \$ 20 per pet. Maximum weight per pet: 35 lbs. No exotic pets or dangerous breeds are allowed in the community. Tenant shall pay Landlord the following charges in connection with the installation of the Home on the Site or removal of the Home from the Site: Landlord transporting the Home on or off the Site: \$ 5500 Connecting or disconnecting utility services: \$ 3000 Tenant shall pay Landlord the following charge in connection with moving into a home under a different tenant name: Ownership Transfer Fee: \$ 100

LATE FEE OR DISCOUNT; (Select only one)

A late charge of \$ 50.00 per month will apply after the 3rd day of the month. (If rent or other charges required to be paid by Tenant to Landlord under this Rental Agreement is not received by Landlord when due, Tenant shall pay Landlord a late fee. Acceptance of any late fee shall not constitute a waiver of Tenant's default of the past due amount nor prevent Landlord from exercising any other rights and remedies available to Landlord. No late fee will be charged for nonpayment of a late fee.

A discount of \$ 10.00 per month will be given if rent is paid using RentTrack or any approved electronic payment method on or before the 1st day of the month.

NSF CHARGES: An insufficient funds charge of \$ 35 will apply to any check or other payment returned to Landlord due to insufficient funds. Landlord has the right to demand that any returned item be replaced by a cashier's check, certified check, cash or money order. If two or more checks or bank drafts are returned for insufficient funds during the term of this Rental Agreement, Landlord shall have the right to demand that all future payments be paid by cashier's check, certified check or money order.

ACCEPTANCE OF RENT: Tenant acknowledges and agrees that if Landlord files for an eviction, the eviction may not be dismissed solely because the Landlord accepts past due rent from Tenant after the termination of the tenancy.

1.7 SERVICES: Use the lists below to indicate the service provider and rate or method of charging if charged by Landlord.

Included in Rent	Charged Separately	Outside Vendor	Describe rate or method if billed by Landlord
Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billed monthly per metered usage based on rates provided by the city of Milwaukee. Includes monthly storm water management charge and once-a-year ice/snow removal charge by the city allocated among all the tenants, and a meter reading fee \$4.95.
Sewer	<input type="checkbox"/>	<input type="checkbox"/>	Billed monthly per metered usage based on rates provided by the city of Milwaukee.
Garbage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The units listed are billed monthly per metered usage based on rates provided by:
We Energies along with \$8.42 facility charge: E01, E02, E03, E04, E06, E06, E07, E08, E09, E10, E11, E12, E13, E14, E15, E16, E17, E18, E19, E20, E22, E23, E25, E28, E27, E29, E30, E31, E32, E33, E35, E37, W01, W02, W03, W04, W05, W08, W07, W08, W09, W10, W11, W12, W13, W14, W15, W16, W17, W19, W21, W23, W26, W27, W29, W31, W33, W35, W37, W39, W41, W43, W45, W47, W49, W61, W63, W65, W67, W69, W81			
Natural Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
LP Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fuel Oil	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Initials _____

- Telephone
- Television
- Other Service or Utility Parking spaces in addition to the two allocated spaces per home are charged at \$40 per space per month.

If no box is checked above, no services are furnished by Landlord and included in the rent.

Any increase in charges by a utility provider shall be the responsibility of the Tenant. If a change in utility provider or biller occurs during the term of the Rental Agreement, Tenant agrees to pay the new provider for utility services.

(a) Tenant shall promptly pay for all utility services when due. Any services furnished by Landlord and billed to Tenant shall be paid by Tenant as additional rent with the next payment of monthly rent due after receipt of Landlord's bill. If any services are to be provided by Landlord, then Landlord shall make all reasonable efforts to provide such services, but in no event shall Landlord be liable for damages, nor shall the rent be abated or subject to offset or deduction for temporary failure to furnish or any delay in furnishing any of the services, nor shall the temporary failure to furnish any services be construed as a constructive eviction of Tenant or relieve Tenant from the duty of observing and performing all of the provisions of this Rental Agreement. Landlord shall make all reasonable efforts to promptly restore services to the Site. Landlord shall have the right to transfer the responsibility for services shown provided by Landlord and not included in the rent to a municipal or other utility company, and upon notice of such transfer, Tenant agrees to pay the new provider for such service and Landlord shall thereafter not be responsible for the furnishing of any such service. If Tenant fails to pay any charges when due, Tenant shall be in breach of this Rental Agreement.

(b) Tenant shall be responsible and pay for connecting and/or disconnecting all utilities from the Home to the utility connection points provided by the Community, including the cost of parts needed for connections. All utility connections shall be done in accordance with all applicable codes and industry standards. Tenant shall maintain an adequate amount of protection in cold weather to prevent damage to the water supply lines and any valves and metering equipment that it may contain. Tenant shall be responsible for any damage resulting from Tenant's failure to maintain a reasonable amount of protection.

(c) Tenant shall comply with all present and future laws and regulations regarding the collection, sorting, separation, and recycling of waste products, garbage, refuse, and trash ("Recycling Laws"). Tenant shall pay any cost which may be imposed upon Tenant directly as a result of the imposition of or change in any Recycling Laws and if such costs are imposed upon Landlord for the benefit of all of the Tenants of the Community, then Tenant shall pay a proportional share of such costs. Tenant shall also pay all costs, fines, penalties, or damages that may be imposed on Landlord or Tenant by reason of Tenant's failure to comply with Recycling Laws or the provisions of this paragraph. Tenant expressly acknowledges that all the costs in connection with Recycling Laws are not included in the rent.

(d) The Site has the electrical service shown on page 1. Tenant acknowledges that changes to electrical service, ampacity, or an increase in water riser size, if requested by Tenant in writing, will be performed at Tenant's expense by Landlord only or by a licensed contractor acceptable to Landlord.

2. SECURITY DEPOSIT: \$750.00 (the maximum is set by state law.) Upon execution of this Rental Agreement, Tenant shall deposit with Landlord the Security Deposit as security for the performance by Tenant of all the terms and conditions of this Rental Agreement. Tenant has seven days after the commencement of the Tenancy to inspect the Premises and notify Landlord of any damages or defects in the Premises which existed before the commencement of the Tenancy. If no notice is given by Tenant within the seven-day period, it shall be presumed that no such damage existed and that Tenant received the Premises in good order and repair. Landlord, at its option, may withhold from the security deposit amounts permitted under Wis. Adm. Code ATCP 134.05 and/or Wis. Stat. 704.28.

Initials _____

REDACTED RECORD

COLLEGE MHP · PHONE NUMBER 414-762-3809
EMAIL: Collegemhpark@gmail.com

Queridos residentes,

necesitamos su cooperacion y le pedimos que porfavor
no exceda el limite del basurero si lo ve lleno no ponga la basura encima ni la deje en el piso
no tire muebles sillas madera o cualquier otro material solo es permitido basura regular.
mantenga su yarda limpia es una de las responsabilidades primordiales para que su casa pade
inspeccion.
estaremos verificando que la yarda no tenga basura o colillas de sigarrillos no queremos banos
o muebles en la yarda esto implica a violacion en su record y puede significar la culminacion de
su contrato.
no acumule basura en los alrededores.
asegurese de que su falda de la tralla no tenga ningun lado descubierto y que este en perfectas
condiciones sin ningun roto alrededor.
limpe su siding por fuera
asegurese de que sus ventanas no esten rotas
su casa debe ser pintada si lo requiere contacte a la oficina para la lista de colores aprobados.
decore y mejore su casa esto le ayuda a que el valor de su casa aumente.
asegurese que si tiene storage este en buenas condiciones y si necesita arreglo agalo antes de la
inspeccion general del parque.
Si usted como residente no sigue estas reglas y las incumple tendra un fine de \$200 a \$500 por
Incumplimiento de contrato.

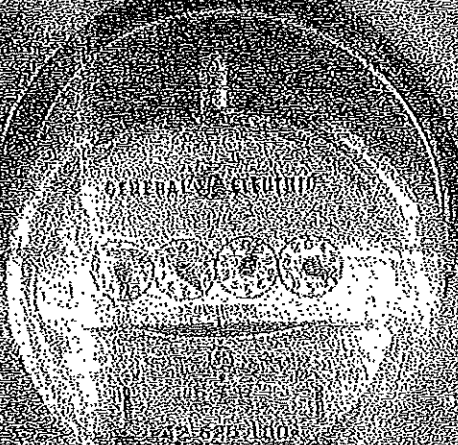
Reglas de parquadero

emos notado que estan usando un tercer parking sin pagar por esta vez le estamos avisando

February 10, 2024

REFLECTED RECORD

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All,

I've dug a bit more and talked with the Comptroller's Office, which bills the permit fee. Comptroller sends the MH park owner a single monthly invoice for all units in the park. I asked them to pull for me Mr. [X's] lot number, which from looking closely at the photo shows [...]. This is verified by our records and the Comptroller's records. Comptroller advises that the monthly fee is never more than \$10.00. I asked them to pull the fees for 2023 YTD, and they provided the information below, further stating that the fee has remained the same from January-March.

The extra fee they are charging is not a monthly fee. I could see \$65 for the year, but it is absolutely not a monthly City permit fee amount.

Gross Monthly Fee		Lottery Credit	Monthly Net Fee	
[lot #]	[name redacted]	\$9.xx	\$3.xx	\$5.xx

Nicole F. Larsen, JD
Commissioner of Assessments
City of Milwaukee
200 E. Wells St., Rm. 507
Milwaukee, WI 53202
Phone: (414) 286-3101

From: Spiker, Scott <Scott.Spiker@milwaukee.gov>
Sent: Tuesday, April 18, 2023 12:32 PM
To: Owczarski, Jim <jowcza@milwaukee.gov>
Cc: Larsen, Nicole <nilarse@milwaukee.gov>; Cooney, Jim <Jim.Cooney@milwaukee.gov>; Litscher, Jarrett <Jarrett.Litscher@milwaukee.gov>
Subject: RE: Mobile home license fee

[...]

Jarrett: Do we have [X]'s contact info on file? If so, please see if he can provide a copy of the bill with the [monthly] \$65 "mobile home parking fee" that the mobile park manager is claiming is a direct result of the city's raising its fees.

If he can't scan and send it that way, please get me his phone number and address, and I'll go pick it up from him. I believe he is at College Mobile Homes at 6160 S 6th St (I don't know his lot number).

Thanks, everyone, for your hard work on this!

Alderman Scott Spiker
City of Milwaukee
District 13, The Garden District
Desk: 414.286.8537
Cell: 414.708.1884