



IMPORTANT NOTICE: A \$25 FILING FEE MUST ACCOMPANY THIS APPEAL, WITHIN THE DEADLINE REFERENCED BY THE BILL.

Checks should be made payable to: City of Milwaukee and a copy of the bill should be included with your appeal

IMPORTANT NOTICE FOR CUSTOMERS PAYING BY CHECK

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account, or to process the payment as a check transaction.

IF THE CHARGES HAVE ALREADY APPEARED ON YOUR TAX BILL, THIS APPEAL CANNOT BE FILED.

TO: Administrative Review Board of Appeals
City Hall, Rm. 205
200 E. Wells St.
Milwaukee, WI 53202
(414) 286-2231

DATE: 11/19/2025

RE: 2426 N. 27th St, Milwaukee,
(Address of property in question) WI 53210

Under ch. 68, Wis. Stats., s. 320-11 of the Milwaukee Code of Ordinances, this is a written petition for appeal and hearing.

I am appealing the administrative procedure followed by DNS - Dept. of Neighborhood Services
(Name of City Department)

Amount of the charges \$ 1,016

Charge relative to: VBR - Vacant Building Registration

I feel the City's procedure was improper due to the following reasons and I have attached any supporting evidence, including city employee's names/dates which I spoke to regarding this issue and copies of any city orders received:

The property was never vacant for 6 months and
there are tenants living in the building. Attached
are agreement forms as evidence.

Linda Elmer / 11-17-2025 - 11-18-2025
Damaris Pichardo / 11-14-2025

John Xiong
Signature

John Xiong
Name (please print)

1450 N 33rd St, Milwaukee, WI 53208 (262) 875-9240
Mailing address and zip code Daytime phone number

johnxiong15@gmail.com
E-Mail Address(es)

Vacant Building Program
4001 S. 6th Street
Milwaukee, WI 53221-1704

October 27, 2025

JTX HOLDINGS LLC
1450 N 33rd St
Milwaukee, WI 53208

Record ID: VAC-19-00391

Re: 2426 N 27TH ST

The buildings at the above address were found to be vacant and subject to the Vacant Building Registration Program: SINGLE PRIMARY STRUCTURE. Because the building(s) remained vacant for a period of 6 months you are required to pay a vacant building inspection renewal fee of \$254.00 per building.

You are being charged \$1,016.00 additional because you had code violations at the time of the semi-annual vacant building registration renewal.

The total fee is \$1,016.00. This fee includes a 1.6% training and technology surcharge.

Please pay online at milwaukee.gov/lmspay

Checks should be made payable to City of Milwaukee and sent to:

Department of Neighborhood Services
Attn: Cashier
841 N. Broadway, Rm 105
Milwaukee, WI 53202

Any outstanding fees not paid by August 31, 2026 will automatically be assessed to your 2026 tax bill. For questions regarding this fee, call 414-286-2268. More information on this program is available at <http://www.city.milwaukee.gov/dns/vbr>

If you wish to appeal these charges you must file that appeal within 30 days of the date of this letter. It must be filed with: The Administrative Review Board of Appeals, Office of the City Clerk, Room 205 City Hall, 200 E. Wells Street, Milwaukee, Wisconsin 53202. 414-286-2231. Please contact them to obtain the proper application form. There is a \$25.00 fee required when filing the appeal.

Please be advised that if you have filed for bankruptcy, this letter is for informational purposes and is not intended to be construed as an attempt to collect a debt during the pendency of your bankruptcy as other conditions may apply.

Detach

bottom portion and return along with check

(Please write taxkey on check)

10/27/2025

Vacant Building Inspection Payment Stub

Taxkey: 3251082000

RESIDENTIAL RENTAL AGREEMENT

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

2 **TENANT:** (4 adults and 3 children)

LANDLORD: John Xiong

3 Tenant 1 Maria Garcia

Tenant 2 Jose Garcia

4 Tenant 3 Noemi Garcia

Tenant 4 Rosa Linda Garcia

5 Additional occupants under the age of eighteen (18) residing in the Premises: Nahari, Emily Jonathan

6 **PREMISES:** Building Address: 2726 N. 4th St, Milwaukee, WI 53215

7 **TERM:** Choose either option (a) or (b)

8 (a) For a term of 12 months beginning on 8/1/2025 at 12 noon and ending on 7/31/2026 at 12 noon; or

9 (b) Month-to-month tenancy beginning on _____ at 12 noon and continuing until terminated (at 12 noon).

10 **NOTE:** An Agreement for a fixed term expires without further notice. If tenancy is to be continued beyond this term, parties should make arrangements for this in advance of the expiration. See section labeled "Notice to Vacate".

11 Tenant agrees to pay the following amounts: Rent \$ 1,700 Parking (1) \$ 0 Parking (2) \$ 0 Storage \$ 0 Pet Rent \$ 0

12 Other \$ 0 for N/A for the TOTAL SUM OF \$ 1,700 per month

13 to be received by the 1st day of each month, if rent is received after the 5th day, Tenant shall pay a late fee of \$ 50

14 **RENT:** made payable to John Xiong at N/A

15 **AGENT** for collection of rents: N/A

Phone:

16 Address:

Email:

17 **AGENT** for service of process: N/A

Phone:

18 Address:

Email:

19 **AGENT** for management and maintenance: John Xiong

Phone: (262) 875-9240

20 Address:

Email: johnxiong15@gmail.com

21 Rent may be paid by the following methods: ☐ Personal Check ☐ Money Order ☐ Certified or Cashier's Check ☐ Direct Withdrawal ☒ ACH ☒ Other

22 Charges incurred by Landlord for Tenant's returned checks are payable by Tenant. Landlord shall provide a receipt for cash payments of rent.

23 **All tenants, if more than one, are jointly and severally liable for the full amount of any payments due under this Agreement.** Acceptance of a delinquent payment does not constitute a waiver of that default or any other default under this Agreement.

| 24 | UTILITY CHARGES | Electric | Gas | Heat | Hot Water | Water & Sewer | Trash/Recycling |
|----|-----------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| | Landlord | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Tenant(s) | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

25 **SECURITY DEPOSIT:** Upon execution of this Agreement, Tenant shall pay a security deposit in the amount of \$ 1,700 to be held by Landlord or Landlord's agent. The deposit, less any amounts legally withheld, will be returned to Tenant's last known address within twenty-one (21) days after any event set forth in Wis. Stat. § 704.28(4). If any portion of the deposit is withheld, Landlord must provide Tenant with a written statement accounting for amounts withheld. The statement shall describe each item of physical damage or other claim made against the security deposit and the amount withheld as reasonable compensation for each item or claim. If repair costs are not known within twenty-one (21) days, Landlord may use a good faith estimate in the written accounting. The reasonable cost for tenant damage, waste, or neglect of the premises, normal wear and tear excluded, may be deducted from Tenant's security deposit as well as any amounts set forth in Wis. Stat. § 704.28(1). Tenant may not use the security deposit as payment for the last month's rent without the written permission of Landlord.

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

27 **RULES:** Landlord may make reasonable Rules and Regulations governing the use and occupancy of the Premises or the building in which it is located, common areas, and the surrounding grounds ("rental property"). Any failure by Tenant to substantially comply with the Rules and Regulations will be a breach of this Agreement. Landlord may amend the Rules and Regulations to provide for newly added amenities or to meet changed circumstances or conditions adversely affecting the Premises or rental property. No such amendments may unreasonably interfere with Tenant's use and enjoyment of the Premises or the rental property of which it is a part. A copy of the Rules and Regulations, if applicable, have been given to Tenant at the time of the signing of this Agreement.

28 **NOTICE TO VACATE: Lease for Term** - No written notice is required to terminate a lease for term because the lease automatically ends on the last day of the term. Nonetheless, both Landlord and Tenant should discuss prior to the end of the original lease term whether or not they wish to continue the tenancy beyond the original lease term and if so, enter into a new rental agreement accordingly. **Month-to-Month**

29 **Tenancy** - Written notice must be received by the other party at least twenty-eight (28) days prior to the ending of a month-to-month tenancy. A month-to-month tenancy may only be terminated at the end of a rental period. A rental period runs from the first day of a calendar month through the last day of a calendar month.

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

31 **CONDITION OF PREMISES:** Tenant has had the opportunity to inspect the Premises and has determined that it will fulfill Tenant's needs and acknowledges that the Premises is in good and satisfactory condition, except as noted in the Check-In/Check-Out form provided to Tenant, prior to taking occupancy. Tenant agrees to maintain the Premises during Tenant's tenancy and return it to Landlord in the same condition as it was received less normal wear and tear. Nothing in this section authorizes Landlord to terminate the tenancy of Tenant or hold Tenant responsible for damages based solely on the commission of a crime in or on the rental property if Tenant, or someone who lawfully resides with Tenant, is a victim, as defined in Wis. Stat. § 950.02(4), of that crime.

32 **POSSESSION AND ABANDONMENT:** Landlord shall give Tenant possession of the Premises as provided. Tenant shall vacate the Premises and return all of Landlord's property promptly upon the expiration of this Agreement, including any extension or renewal, or its termination, in accordance with its terms and the law. A Tenant will be considered to have surrendered the Premises on the last day of the tenancy provided under this Agreement, except that, if Tenant vacates before the last day of the tenancy, and gives Landlord written notice that Tenant has vacated, surrender occurs when Landlord receives the written notice that Tenant has vacated. If the Tenant mails the notice to Landlord, Landlord is deemed to have received the notice on the second day after mailing. If Tenant vacates the Premises after the last day of the tenancy, surrender occurs when Landlord learns that Tenant has vacated. If Tenant abandons the Premises before expiration or termination of this Agreement or its extension or renewal, or if the tenancy is terminated for Tenant's breach of this Agreement, Landlord shall make reasonable efforts to re-rent the Premises and apply any rent received, less actual costs of re-rental, toward Tenant's obligations under this Agreement.

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

34 **TIME IS OF THE ESSENCE:** As to delivery of possession of Premises to Tenant, completion of repairs promised in writing in the Agreement or before; vacating of the Premises; return of Landlord's property; payment of rent; performance of any act for which a date is set in this Agreement or by law.

35 **Time is of the essence means that a deadline must be strictly followed.**

36 **SPECIAL PROVISIONS:** No pets, no smoking, no one under 15 years can go on balconies, no getting on balconies, no parking on grass, no one who is not listed on the agreement can reside in the property for over 14 days

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

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

39 **A Check-In/Check-Out sheet or similar must be provided by the Landlord and filled out by Tenant to be returned to Landlord within seven (7) days. This verifies the condition of the Premises upon occupancy as required by Wis. Stat. § 704.06.**

40 **Emergency Contact:** Name Alexa Santiago Phone 414-444-1882 Relationship Sister

41 **NOTE: SIGNING OF THIS AGREEMENT CREATES LEGALLY ENFORCEABLE RIGHTS WHEN SIGNED BY BOTH PARTIES.**

42 **OWNER / AGENT OF OWNER**

TENANT(S)

Signature

Print Name

Signature Rosa Santiago

Print Name

Signature

Print Name

Signature MAXIMILIANO G.

Print Name

Signature

Print Name

80. **USE OF PREMISES:** Tenant shall use the Premises or rental property for residential purposes only. Operating a business, including but not limited to, providing childcare for children not listed as occupants in this Agreement is prohibited. Neither party may: (1) make or knowingly permit use of the Premises or rental property for any unlawful purpose; (2) engage in activities which unduly disturb neighbors or tenants; and/or (3) do, use, or keep in or about the Premises or rental property anything which would adversely affect coverage under a standard fire and extended insurance policy. Nothing in this section authorizes Landlord to terminate the tenancy of a Tenant based solely on the commission of a crime in or on the Premises or rental property if Tenant, or someone who lawfully resides with Tenant, is a victim, as defined in Wis. Stat. § 950.02(4), of that crime.

81. **GUESTS:** Tenant may have guests residing temporarily in the Premises if their presence does not interfere with the quiet use and enjoyment of other tenants and if the number of guests is not excessive for the size of the facilities of the Premises. Unless prior written consent is given by Landlord, Tenant may not have any person who is not listed on this Agreement reside in the Premises for more than fourteen (14) non-consecutive days within any one (1) year period or for more than three (3) consecutive days within any one (1) month period. Tenant shall be liable for any property damage, waste, or neglect of the Premises or rental property, that is caused by the negligence or improper use by Tenant, Tenant's household members, guests, and/or invitees. Nothing in this section authorizes Landlord to terminate the tenancy of Tenant or hold Tenant responsible for damages based solely on the commission of a crime in or on the Premises or rental property if Tenant, or someone who lawfully resides with Tenant, is a victim, as defined in Wis. Stat. § 950.02(4), of that crime.

82. **NON-LIABILITY OF LANDLORD:** Landlord, except for its intentional or negligent acts or omissions, shall not be liable for injury, loss, or damage which Tenant may sustain from any of the following: (a) theft, burglary, or other criminal acts committed by a third-party in or about the Premises or rental property; (b) delay or interruption in any service from any cause whatsoever; (c) fire, water, rain, frost, snow, gas, odors, or fumes from any source whatsoever; (d) injury or damages caused by bursting or leaking pipes or the back up of sewer drains or pipes; (e) disrepair or malfunction of the Premises or rental property, appliances, or other 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 any intentional or negligent acts or omissions of Tenant, Tenant's household members, guests, invitees, and/or other third-parties, including other tenants. Nothing in this Agreement should be construed to relieve Landlord from any liability for property damage or personal injury caused by the intentional or negligent acts or omissions of Landlord, or to impose liability on Tenant for personal injury arising from causes clearly beyond Tenant's control, or for property damage caused by natural disasters or by persons other than Tenant or Tenant's guests or invitees.

83. **CRIMINAL ACTIVITY PROHIBITED:** Tenant, any member of Tenant's household, guest, or invitee shall not engage in or allow others to engage in any criminal activity, 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 five (5) days after the giving of the notice, if Tenant, a member of Tenant's household, or a guest or other invitee of Tenant or a member of Tenant's household engages in any of the following: (a) criminal activity that threatens the health and 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. Nothing in this section authorizes Landlord to terminate the tenancy of Tenant based solely on the commission of a crime in or on the rental property if Tenant, or someone who lawfully resides with Tenant, is a victim, as defined in Wis. Stat. § 950.02(4), of that crime. It is not necessary that there has been an arrest or conviction for the criminal activity or drug-related criminal activity.

84. **CRIME VICTIM PROTECTIONS:** Nothing in this Agreement authorizes Landlord to terminate the tenancy of Tenant based solely on the commission of a crime in or on the Premises or rental property if Tenant, or someone who lawfully resides with Tenant, is a victim, as defined in Wis. Stat. § 950.02(4), of that crime.

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

86. **NOTICE OF DOMESTIC ABUSE PROTECTIONS:**

87. 1. As provided in Wis. Stat. § 106.50 (5m) (dm), a tenant has a defense to an eviction action if the tenant can prove that the landlord knew, or should have known, the 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.

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

89. 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.

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

91. **COMPLIANCE WITH WIS. STAT. § 704.44:** Nothing in this Agreement authorizes Landlord to do anything that would be a violation of Wis. Stat. § 704.44 or ATCP § 134.08.

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

93. **ELECTRONIC DELIVERY OF CERTAIN INFORMATION/DOCUMENTATION:** Landlord may, but is not required to, provide the following information and/or documentation to Tenant via electronic means: (a) a copy of the rental agreement and any documents related to the rental agreement; (b) a security deposit and any documents related to the accounting and disposition of the security deposit and security deposit refund; (c) any promise to clean, repair, or otherwise improve any portion of the Premises made by Landlord prior to entering into this Agreement with Tenant; (d) advance notice of entry to inspect, make repairs, or show the Premises to prospective tenants or purchasers.

94. **ASSIGNMENT OR SUBLEASE:** Tenant shall not assign this Agreement or sublet the Premises, or any part of the Premises, without the prior written consent of Landlord. This prohibition includes, but is not limited to, short-term rentals and/or vacation rentals through websites like Airbnb, HomeAway, or VRBO.

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

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

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

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

99. **MAINTENANCE:** Pursuant to Wis. Stat. § 704.07, Landlord shall keep the structure of the building in which the Premises are located and those portions of the building and equipment under Landlord's control in a reasonable state of repair. Tenant shall maintain the Premises under Tenant's control in a clean manner and in as good of a general condition as it was at the beginning of the term or as subsequently improved by Landlord, normal wear and tear excluded. Tenant shall not physically alter or redecorate the Premises, cause any contractor's lien to attach to the Premises, commit waste to the Premises or the property of which it is a part, or attach or display anything which substantially affects the exterior appearance of the Premises or the property in which it is located, unless otherwise allowed under the rules or unless Landlord has granted prior written approval. Landlord shall keep the heating equipment in a safe and operable condition. Whichever party is obligated to provide heat for the Premises shall maintain a reasonable level of heat to prevent damage to the Premises and the building in which it is located. Nothing in this Agreement should be construed to relieve Landlord from liability for property damage or personal injury caused by the intentional or negligent acts or omissions of Landlord, or to impose liability on Tenant for personal injuries arising from causes clearly beyond Tenant's control, or for property damage caused by natural disasters, or by persons other than Tenant or Tenant's guests or invitees. In addition, nothing in this Agreement should be construed to authorize Landlord to terminate the tenancy of Tenant based solely on the commission of a crime in or on the Premises or rental property if Tenant, or someone who lawfully resides with Tenant, is a victim, as defined by § 950.02(4), of that crime.

100. Nothing in this Agreement should be construed to allow Landlord to evict or exclude Tenant from the Premises other than by the judicial eviction procedures as set forth in Chapter 799 of the Wisconsin Statutes.

101. **PAYMENT FOR DAMAGE:** Tenant is responsible for any damage, waste, or neglect caused by Tenant, Tenant's household members, guests, or invitees including, but not limited to, damage, waste, or neglect to the Premises or rental property. Tenant must pay Landlord for any costs to repair or replace any damage, waste, or neglect within ten (10) days of demand. Tenant may be required to pay estimated repair costs before work will begin. Payment of said costs by Tenant does not waive Landlord's right to terminate Tenant's tenancy for causing the damage, waste, or neglect. Nothing in this section authorizes Landlord to terminate the tenancy of Tenant or hold Tenant responsible for damages based solely on the commission of a crime in or on the Premises or rental property if Tenant, or someone who lawfully resides with Tenant, is a victim, as defined in Wis. Stat. § 950.02(4), of that crime.

102. **REIMBURSEMENT TO LANDLORD:** If Tenant fails to pay any amounts that Tenant is responsible for under this Agreement, Landlord has the option, but is not required to, pay said amounts on behalf of Tenant and demand reimbursement. Reimbursement must be made within ten (10) days of demand. Reimbursement after Landlord's demand does not waive Landlord's right to terminate Tenant's tenancy for failing to pay said amounts initially. Nothing in this section authorizes Landlord to terminate the tenancy of Tenant or hold Tenant responsible for damages based solely on the commission of a crime in or on the Premises or rental property if Tenant, or someone who lawfully resides with Tenant, is a victim, as defined in Wis. Stat. § 950.02(4), of that crime.

103. **NO MODIFICATIONS TO PREMISES:** Tenant may not make any modifications to the Premises or rental property without the prior written consent of Landlord. Modifications include, but are not limited to, removal of any fixtures, painting of any rooms, installation of blinds or other window coverings, drilling of holes, mounting of flat-screen televisions to the wall, building of any additions, installation of any satellite dishes, or any modifications that would be attached to the ceiling, floor, or walls of the Premises. This restriction does not apply to the hanging of photographs, paintings, or related items within reason.

104. If Tenant violates this provision Tenant will be charged the actual costs incurred by Landlord to return the Premises to its original condition. Payment of said costs by Tenant does not waive Landlord's right to terminate Tenant's tenancy for violating this provision.

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

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

107. **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 before a date at least five (5) days after the giving of such notice, and if Tenant fails to comply with such notice, Landlord may declare the tenancy terminated 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 this Agreement, this Agreement may be terminated if Landlord gives notice to Tenant to vacate on or before a date at least fourteen (14) days after the giving of the notice as provided in Wis. Stat. § 704.17. The above does not apply to the termination of tenancy pursuant to Wis. Stats. §§ 704.18(3), 704.17(2)(c), and 704.17(3m). The language in this section shall apply to any lease for a specific term and does 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 Wis. Stats. §§ 704.07(4) and 704.45 and Wis. Admin. Code § ATCP 134. Nothing in this section should be construed to authorize Landlord to terminate the tenancy of Tenant based solely on the commission of a crime in or on the Premises or rental property if Tenant, or someone who lawfully resides with Tenant, is a victim, as defined in Wis. Stat. § 950.02(4), of that crime.

108. **RENT:** Unless otherwise agreed by Landlord, all rental payments must be from Tenant or Co-signer's account. Third-party checks will not be accepted. If any of Tenant's rent payments are returned due to insufficient funds or for any other reason, Landlord may demand that all future payments be made via certified funds. All late fees, security deposit, utility charges, or any other monetary amount set forth under this Agreement are to be considered and defined as "rent."

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

110. **DAMAGE BY CASUALTY:** If the Premises or rental property is damaged by fire or other casualty ("the casualty") to a degree which renders it untenantable, and if, in Landlord's sole discretion, the repairs can be completed in a reasonable period of time, this Agreement will continue but rent will abate until the Premises is restored to a condition comparable to its condition prior to the casualty. Tenant's liability for rent will not abate if the casualty was caused in any part by the negligence or intentional acts of Tenant, Tenant's household members, guests, or invitees. Tenant may be required to vacate the Premises during repairs. If, in Landlord's sole discretion, the Premises or rental property cannot be repaired in a reasonable period of time, this Agreement will terminate as of the date of the casualty. If, after the casualty, the Premises or rental property remain tenantable, Landlord will complete repairs as soon as reasonably possible.

R.S.
Tenant 1 Initials

J.G.
Tenant 2 Initials

N.S.
Tenant 3 Initials

M.G.
Tenant 4 Initials

NEW TENANT DOCUMENTATION SUMMARY

Owner/Agent of Owner

John Xiong
1450 N 33rd St, Milwaukee, WI 53208
(262) 875-9240 johnxiong15@gmail.com
Address City State Zip Phone Email

We look forward to having you as a resident, if you have any questions feel free to contact us.
 Please provide us with your new phone number and e-mail as soon as it becomes available.

Tenant(s) Listed on Lease:

Noemi Garcia
Maria Garcia

Rosalinda Garcia
Jose Garcia

Your Address Will Be:

2426 N. 27th St, Milwaukee, WI 53210
Address Unit No. City State Zip

• Move-In Date: 08/01/2025• Rent is due on or before the 1st day of each month.

Utilities are to be transferred into your name
 starting on the first day of your lease by:

☒ Tenant☒ Landlord

Listed below is the contact information for some of your Utilities. See your Residential Rental Agreement for your responsibility.

☐ WE Energies800-242-9137☐☐

Please bring the following monies with you for move-in. Your first payment must be made in the form of a cashier's check or money order.
 Include your address and unit number on each check to ensure correct application of your rent payment.

Rent Amount Due: \$ 1,700Security Deposit Due: \$ 1,700Other Deposit Due (e.g. Pet): \$ N/AAny Prepay (Credit): \$ N/AGrand Total Due at Move in: \$ 3,400

ONLY the following methods of rental payments are accepted.

☐ Money Order☐ Check☐ Cash☐ Credit Card☐ ACH (Electronic Debit Payment)☒ Other zelle☐ Make payments payable to:John Xiong

Listed below are the documents delivered to you pertaining to your tenancy:



Residential Rental Agreement



Co-Signer Agreement



Nonstandard Rental Provisions



Rules and Regulations



Check-In/Check-Out Sheet



Disclosure of Information Lead Paint Add.



Smoke Detector Notice



Other Documents or Landlord Information



Carbon Monoxide Detector Notice



Renter's Insurance Disclosure



Bed Bug Addendum



Smoking Policy Addendum



Pet Agreement

Rosa Santiago
 Tenant Signature

07/24/25
 Date

[Signature]
 Owner/Agent of Owner Signature

07/24/2025
 Date

RULES AND REGULATIONS

Tenant(s): Noemi Garcia Maria Garcia
Rosalinda Garcia Jose Garcia

Address of Premises: 2426 N. 21st St. Milwaukee, WI 53210
(Street) (City, State, Zip)

These Rules and Regulations are incorporated into Tenant's Residential Rental Agreement. If there is any conflict between the terms and conditions of the Rules and Regulations and those contained in the Residential Rental Agreement, the terms and conditions of the Rules and Regulations shall be controlling.

GENERAL

- 1 These Rules and Regulations are necessary to ensure the proper use and care of the rental property as well as the protection and safety of the Landlord, Landlord's employees, other Tenants, and neighbors.
- 2 Tenant will be responsible for the conduct of any and all family members, guests, invitees, and/or others under Tenant's control.
- 3 The term "Tenant" is defined broadly and includes, all persons named in the rental agreement, their family members, guests, invitees, and/or others under their control.
- 4 Tenant shall not engage in criminal activity or any other activity that disturbs others or damages the property. Nothing in the prior sentence authorizes Landlord to terminate the tenancy of Tenant based solely on the commission of a crime in or on the rental property if Tenant, or someone who lawfully resides with Tenant, is the victim, as defined in Wis. Stat. § 950.02(4), of that crime.
- 5 Landlord has the right to make other reasonable rules and regulations as may be necessary for the safety of others and the property.
- 6 A violation of these Rules and Regulations constitutes a material breach of Tenant's rental agreement and may result in termination of tenancy as allowed by law.
- 7 These Rules and Regulations will be enforced strictly and without exception.
- 8 Nothing in these Rules and Regulations authorizes the Landlord to terminate the tenancy of a Tenant based solely on the commission of a crime in or on the rental property if Tenant, or someone who lawfully resides with Tenant, is the victim, as defined in Wis. Stat. § 950.02(4) of that crime. Further, nothing in these Rules and Regulations authorizes Landlord to do anything that would be a violation of Wis. Stat. § 704.44 or ATCP 134.08.

USE OF PROPERTY

- 9 The term "property" is defined broadly and includes, but is not limited to, the home or apartment building, individual rental units, common areas, grounds upon which the home or apartment building is located, and any other associated physical structures.
- 10 The property is to be used as a personal residence only and is for the individuals listed on the rental agreement only.
- 11 The property shall not be used to operate any form of business for any reason, including but not limited to, a child-care facility.
- 12 The property shall not be used for any illegal activity whatsoever or for any activity that in the opinion of Landlord will damage the property. Nothing in the prior sentence authorizes Landlord to terminate the tenancy of Tenant based solely on the commission of a crime in or on the rental property if Tenant, or someone who lawfully resides with Tenant, is the victim, as defined in Wis. Stat. § 950.02(4), of that crime. Tenant shall not do anything on the property that may increase the risk of fire or compromise safety, increase Landlord's insurance premiums, or which would be a violation of state or local laws or regulations.
- 14 Tenant shall not keep any hazardous items on or inside of property including, but not limited to, paint, lacquer, turpentine, paint thinner, acetone, gasoline, motor oil, pesticides, herbicides, kerosene, propane, lighter fluid or any other hazardous, flammable or combustible items.
- 15 Tenant shall not possess or use on the property the following items including, but not limited to, swimming or wading pools, trampolines, slip 'n slides or any other water recreation devices, air, pellet or BB guns/rifles, explosives, fireworks, sparklers, candles, space heaters or any other items that, in the opinion of Landlord, create an unreasonable risk of injury or damage, without the prior written consent of Landlord.
- 16 Tenant is prohibited from using any portion of the basement or attic as a living quarters including, but not limited to, for sleeping.
- 17 No rummage sales, or sales of any kind, may be held on the property without the prior written consent of Landlord.
- 18 No car washes, for profit or otherwise, may be held on the property without the prior written consent of Landlord.
- 19 Tenant agrees to use all appliances, fixtures, and equipment in a safe manner and only for the purpose for which it was intended.
- 20 Tenant agrees not to destroy, deface, damage, or remove any part of the property.

APPEARANCE & UPKEEP OF PROPERTY

- 21 Tenant shall not allow any sign, advertisement, or notice to be placed inside or outside the rental unit or on the property without the prior written consent of Landlord.
- 22 Tenant shall use only appropriate window coverings, such as drapes or blinds. Rugs, towels, blankets, or sheets are not allowed.
- 23 Tenant agrees to keep the rental unit in a clean, safe, and sanitary condition and not litter the property.
- 24 Tenant is responsible for replacing any light bulbs within the rental unit. Tenant shall only use the proper wattage of bulb as specified on the light fixture.
- 25 Tenant is responsible for replacing any batteries for smoke alarm and carbon monoxide detectors located within the rental unit.
- 26 Tenant agrees to regularly and properly dispose of garbage and recyclable materials and to place such items in the proper receptacles provided for that purpose.
- 27 Neither garbage nor recyclable materials shall be kept on the porch, common areas, or grounds. Tenant agrees to comply with any and all laws, ordinances, and/or regulations regarding the collection, sorting, separation, and recycling of materials.

ADDITIONAL RULES AND REGULATIONS:

- 28 (Please refer to Residential Rental Agreement)
- 29 For water payments received later, tenant is subject to a fee
- 30
- 31
- 32
- 33

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

Tenant Rosa Santiago 07/24/25 Tenant MAXIMILIANO G. 07/24/25
Signature Date Signature Date

Tenant [Signature] 07/24/25 Tenant [Signature] 07/24/25
Signature Date Signature Date

Owner/Agent of Owner [Signature] 07/24/25
Signature Date

ADDENDUM TO RESIDENTIAL RENTAL AGREEMENT NONSTANDARD RENTAL PROVISIONS

Responsibility for Yard Care and
Exterior Upkeep
Single Family Homes & Duplexes Only

Tenant(s): NOCMI Garcia
Rosalinda Garcia

Maria Garcia
Jose Garcia

Address: 2426 N. 27th St. City: Milwaukee State: WI Zip: 53210

This Addendum is incorporated into Tenant's Residential Rental Agreement. If there is any conflict between the terms and conditions of this Addendum and those contained in the Residential Rental Agreement, the terms and conditions of this Addendum shall be controlling.

Tenant Shall Be Responsible For The Following Duties:

- SNOW & ICE REMOVAL:** Tenant shall be responsible for all snow and ice removal from the municipal sidewalk to the front door and for all sidewalks along the side and back of the property as well as the garage pad. All snow and ice removal shall be completed as soon as possible but in no instance later than 12 hours after snowfall. For both personal safety and preservation of the concrete, it is recommended that Tenant use sodium chloride for all ice control needs. If snow and ice removal is not completed within 12 hours after snowfall, Tenant shall be responsible for the actual cost for its removal up to \$ 40 for each incident and/or occurrence. If Landlord receives a fine or fee from the local municipality as a result of Tenant's failure to remove snow and ice in violation of any law or municipal ordinance, then Tenant will also be responsible for repayment of any and all fines or fees.
- CUTTING OF GRASS:** Tenant shall be responsible for cutting all grass on the property including the front, back, and side lawns. Tenant shall not allow the grass to grow longer than 6 inches. If Tenant allows the grass to grow longer than 6 inches, Tenant shall be responsible for the actual cost of cutting the grass up to \$ 40 for each incident and/or occurrence. If Landlord receives a fine or fee from the local municipality as a result of Tenant's failure to cut the grass in violation of any law or municipal ordinance, then Tenant will also be responsible for repayment of any and all fines or fees.
- DISPOSAL OF GARBAGE:** Tenant shall be responsible for following all trash removal laws, ordinances, and/or local guidelines. Tenant shall keep the garbage cart area free of stray trash, litter, and debris and shall realign all garbage carts in a neat and orderly position after the trash has been removed. If Landlord receives a fine or fee from the local municipality as a result of Tenant's failure to properly dispose of any garbage then Tenant will be responsible for repayment of any and all fines or fees.
- DISPOSAL OF RECYCLABLES:** Tenant shall be responsible for the separation of all recyclable materials and depositing them in the appropriate containers as required by law, ordinance, and/or local guidelines. If Landlord receives a fine or fee from the local municipality as a result of Tenant's failure to properly dispose of recyclables then Tenant will be responsible for repayment of all fines or fees.
- REMOVAL OF LITTER/DEBRIS:** Tenant shall be responsible for the collection and removal of all litter or debris that has accumulated on property. This shall include, but is not limited to, removal of all cans, bottles, paper, and small tree branches. From time to time, it may be necessary for Tenant to rake leaves as well. All litter, debris, and yard waste shall be disposed of properly. If Landlord receives a fine or fee from the local municipality as a result of Tenant's failure to properly remove litter/debris then Tenant will be responsible for repayment of all fines or fees.
- SPECIAL PICK-UP OF LARGE ITEMS:** If Tenant has any large items that need to be disposed of Tenant shall contact the local municipality to schedule a special pick-up. Any associated costs for a special pick-up or for Tenant's failure to abide by the applicable law or ordinance, will be the responsibility of the Tenant. If Landlord receives a fine or fee from the local municipality as a result of Tenant's failure to properly dispose of large items then Tenant will be responsible for repayment of all fines or fees.
- EXTERIOR LIGHTING:** For the Tenant's protection and safety, all exterior lighting must be equipped with light bulbs and operating at all times. Tenant shall immediately notify Landlord if any bulb has been removed, is broken, or is not operable.
- PORCHES:** Tenant shall keep all porches free and clear of debris and snow. Porches shall be cleaned as needed. Cooking grills shall not be stored or used on porch. Tenant shall not store any personal belongings on the porch such as bicycles or indoor furniture.
- WINDOWS:** Tenant shall clean all windows, inside and out, at least once per year. Tenant shall immediately notify Landlord if any window is broken or will not lock properly.
- DAMAGE TO EXTERIOR:** Tenant shall immediately report to Landlord any damage to any exterior portion of the property, including but not limited to, the roof, siding, windows, or foundation.
- PARKING OF VEHICLES:** Tenant shall not park, or allow to be parked, any vehicles on any non-paved surfaces or next to the garage for any reason.
- WASHING OF VEHICLES:** Washing of vehicles on the property or adjacent to the property is prohibited.
- SWIMMING/WADING POOLS:** Use of swimming or wading pools on the property is prohibited.
- WATERING OF GRASS:** During periods of limited rainfall, or if sod or grass seed has recently been laid, Tenant shall be responsible for watering the grass in order to prevent it from dying.
- YARD TOOLS:** Tenant is responsible for the purchase and upkeep of any and all tools or materials needed to perform the above duties.

If Tenant fails to perform any of the above required duties, Landlord at its sole discretion, may choose to perform the duties itself or hire someone to complete the duties, and Tenant will be responsible for repayment of any and all associated costs.

Any breach or violation of the aforementioned duties will be considered a material violation of the Residential Rental Agreement and may serve as the basis for eviction.

Date

07/29/25

[Signature]
Owner/Agent of Owner Signature

Rosa Santiago

Tenant Signature

[Signature]

Tenant Signature

[Signature]

Tenant Signature

MAXIMILIANO G.

Tenant Signature

When To Use: This form should not be used for any multi-unit apartment buildings. It should only be used for the rental of a single family home and/or a duplex when the Landlord wants the Tenant to be responsible for yard care and exterior up keep.

Bed Bug Addendum

ADDENDUM TO RESIDENTIAL RENTAL AGREEMENT

Name of Tenant(s): NOEMI GARCIA Rosalinda Garcia
Maria Garcia Jake Garcia

Address of Premises: 2426 N. 27th St, Milwaukee, WI 53210
(Street) (City, State, Zip)

This Bed Bug Addendum ("Addendum") contains the terms, conditions, and rules related to Landlord's bed bug policy and is incorporated into Tenant's Residential Rental Agreement ("Rental Agreement"). If there is any conflict between the terms and conditions of this Addendum and those contained in the Rental Agreement, the terms and conditions of this Addendum shall be controlling.

Landlord has inspected the Premises and is not aware of the presence of any bed bugs.

Tenant Disclosures

(If true, Tenant should initial A, B and/or C below.)

- A. ☒ Tenant has inspected the Premises prior to moving in and did not see any signs of bed bugs.
- B. ☐ Tenant is not aware of any bed bugs in his/her current residence.
- C. ☐ All of Tenant's personal property, including, but not limited to, furniture, bedding, clothing, shoes, and other personal belongings that will be moved into the Premises, are free from bed bugs.

Inspection By Tenant

- Tenant agrees to regularly inspect the Premises for signs of bed bugs.
- Tenant understands that used or second-hand furniture is one of the most frequent ways that bed bugs are introduced into rental properties. Tenant agrees to inspect any used or second-hand furniture prior to moving it into the Premises. Tenant understands and agrees that unless s/he is certain that any used or second-hand furniture is free from bed bugs that s/he will not move it into the Premises.
- Tenant agrees to allow Landlord or its agents to inspect the Premises for bed bugs upon proper notice and/or as allowed by law.

Reporting of Bed Bugs

- Tenant agrees to immediately notify Landlord in writing if any of the following occur: (a) bed bugs are found in the Premises; (b) Tenant suspects that bed bugs might be present in the Premises; or (c) Tenant notices unexplained and/or reoccurring bites on his/her body. Failure to immediately notify Landlord could result in bed bugs spreading to other rental units and common areas of the building which will cause the treatment and eradication of bed bugs to be more difficult, time consuming, and expensive.
- Tenant should not attempt to treat any bed bug infestation himself/herself. Self-treating for bed bugs may result in injuries to Tenant and/or others and may cause the infestation to spread.

Tenant has read and accepts all terms and conditions of this Addendum.

Tenant Rosa Garcia 07/29/25 Tenant MAXIMILIANO G. 07/29/25
Signature Date Signature Date

Tenant Alfonso 07/29/25 Tenant [Signature] 07/29/25
Signature Date Signature Date

Owner/Agent of Owner [Signature] 07/29/2025
Signature Date

Terms and conditions continued on back side.

Cooperation with Treatment

6. If bed bugs are found on the Premises, Tenant must fully cooperate with any treatment efforts of Landlord and/or its pest management company or other service provider.
7. Treatment typically requires that rental units next to, above, and below the infested rental unit also be treated.
8. Treatment includes, but is not limited to, the following: (a) Tenant temporarily vacating the Premises; (b) temporary removal of Tenant's personal property from the Premises; (c) sealing of Tenant's personal property in plastic bags; (d) removal and destruction of Tenant's personal property that cannot be treated; (e) laundering of Tenant's bedding and clothing; (f) placement of Tenant's mattress and box spring in a special plastic encasement which Tenant must purchase; (g) de-cluttering the Premises; (h) vacuuming all flooring in the Premises daily; and/or (i) moving all furniture to the center of the room. Specific instructions and recommendations will be provided as needed by Landlord and/or its pest management company or other service provider.
9. More than one treatment of the Premises may be required. Tenant must cooperate throughout the entire treatment process until Landlord and/or its pest management company or other service provider determines that treatment is complete.

Default

10. Failure to comply with the terms of this Addendum include, but are not limited to, the following: (a) misrepresenting any Tenant Disclosures; (b) failing to immediately notify Landlord in writing of the presence of bed bugs; (c) refusing to allow Landlord or its agents to inspect the Premises; (d) failing to cooperate with the preparation of the Premises for treatment; (e) refusing to allow access to the Premises for treatment; (f) failing to cooperate with any post-treatment requirements; and/or (g) any other action that results in the delay of treatment and/or increases the cost of treatment.
11. Failure to comply with the terms of this Addendum shall entitle Landlord to pursue any rights under this Addendum, Tenant's Rental Agreement, and/or applicable law including, but not limited to, terminating Tenant's tenancy and evicting Tenant pursuant to the judicial eviction procedure set forth in chapter 799 of the Wisconsin Statutes.

Treatment Costs

12. Tenant will be responsible for the costs of treatment and/or eradication of any bed bugs resulting from the intentional and/or negligent acts or omissions of Tenant, Tenant's household members, guests, or invitees.
13. Tenant may be responsible for other costs and damages incurred by Landlord, in addition to the costs of treatment and/or eradication of any bed bugs resulting from the intentional and/or negligent acts or omissions of Tenant, Tenant's household members, guests, or invitees.

Indemnification & Hold Harmless

14. Tenant agrees to indemnify and hold Landlord harmless from any actions, claims, losses, damages, and expenses that may be incurred because of the acts or omissions of Tenant, Tenant's household members, guests, or invitees, unless caused by the intentional or negligent acts or omissions of Landlord.
15. Unless caused by the intentional or negligent acts or omissions of Landlord, Landlord is not responsible for any damage or destruction to Tenant's personal property and/or injuries arising from any bed bug infestation.

Renter's Insurance

16. Tenant understands that Landlord's Insurance does not cover any of Tenant's personal property which may be damaged or destroyed by bed bugs or by bed bug treatments. Tenant also understands that Landlord's insurance does not protect Tenant from any loss or damage caused by the acts or omissions of Tenant, Tenant's household members, guests, or invitees. Landlord recommends that Tenant purchase Renter's Insurance which may cover such damage and is readily available.

RENTER'S INSURANCE DISCLOSURE

ADDENDUM TO RESIDENTIAL RENTAL AGREEMENT

This Addendum is incorporated into Tenant's Residential Rental Agreement. If there is any conflict between the terms and conditions of this Addendum and those contained in the Residential Rental Agreement, the terms and conditions of this Addendum shall be controlling.

Tenant(s): Noemi Garcia Rosapinda Garcia
Maria Garcia Jose Garcia

Address: 2426 N. 27th St. Apt./Unit No.: _____

City: Milwaukee State: WI Zip: 53210

The following is:

☐ REQUIRED

☒ RECOMMENDED

that each Tenant purchase Renter's Insurance to protect both Tenant's personal property and Tenant himself/herself from any liabilities that Tenant may create while residing at the Property.

Tenant understands that Landlord's insurance does not cover Tenant's personal property from damage caused by burglary, vandalism, electrical surge or failure, lightning strike, freezing, wind damage, heat damage, water damage, hail damage, fire damage, smoke damage, acts of God, or for any other reason not caused by Landlord.

Tenant also understands that Landlord's insurance does not cover Tenant for loss or damage caused by Tenant's actions or those of Tenant's guests. Tenant understands that if Tenant does not purchase Renter's Insurance that Tenant may be held responsible for any loss or damage caused by Tenant's actions or the actions of Tenant's guests.

Tenant understands that Renter's Insurance is readily available and can be purchased relatively inexpensively. If Tenant does not purchase Renter's Insurance, then Tenant will be "self-insured" and therefore may become personally responsible for damages caused by Tenant to other persons or property of others.

If Tenant is required to purchase Renter's Insurance, as set forth above, then Tenant agrees to maintain, at Tenant's own expense, a renter's insurance policy during the term of Tenant's Residential Rental Agreement and any subsequent renewals. Tenant understands that if it is required that Tenant purchase and maintain Renter's Insurance that failure to do so is a breach of Tenant's Rental Agreement and grounds for termination of Tenant's tenancy and the filing of an eviction action.

Tenant understands and agrees that it is in Tenant's best interest to purchase Renter's Insurance.

Date: 07/29/2025

[Signature]
Owner/Agent of Owner Signature

Rosa Santiago
Tenant Signature

MAXIMILIANO G.
Tenant Signature

[Signature]
Tenant Signature

Klanza
Tenant Signature

SMOKE & CARBON MONOXIDE DETECTOR ADDENDUM

Single and Two- Family Dwellings

Tenant(s): Noemi Garcia
Maria Garcia

Rosalinda Garcia
Jose Garcia

Address: 2426 N. 27th St

Apt./Unit No.: _____

City: Milwaukee

State: WI

Zip: 53210

1 This Addendum is incorporated into Tenant's Residential Rental Agreement. If there is any conflict between the terms and
2 conditions of this Addendum and those contained in the Residential Rental Agreement, the terms and conditions of this
3 Addendum shall be controlling.

4 Landlord has provided working Smoke Detectors on the premises as required by law. Tenant acknowledges that
5 all smoke detectors on the Premises are fully operational. Smoke detectors shall be maintained as follows:

- 6 (a) Landlord shall be responsible for maintaining and testing all smoke detectors in common areas as required by law;
- 7 (b) Tenant shall be responsible for maintaining and testing all smoke detectors within Tenant's unit as required by law;
- 8 (c) Tenant shall inform Landlord, in writing, of any smoke detector that is not working and Landlord shall have (5) days
9 after receipt of written notice to repair or replace smoke detector;
- 10 (d) Tenant shall replace batteries in all smoke detectors inside Tenant's unit as necessary.

11 Wis. Stat. § 101.145

CARBON MONOXIDE DETECTOR STATUTES

12 State law requires that an owner of all single and two-family dwellings install Carbon Monoxide Detectors in the
13 basement of the dwelling and on each floor level except the attic, garage, or storage area of each dwelling unit, no
14 later than February 1, 2011.

15 The owner has installed functional carbon monoxide detectors that bear an Underwriters Laboratories, Inc., listing mark or
16 similar mark from an independent product safety certification organization and has installed the detectors according to the
17 directions and specifications of the manufacturer. The carbon monoxide detector may be combined with a smoke detector.
18 The tenant of the property shall maintain any carbon monoxide detectors in the dwelling.

19 A tenant must provide the owner with written notice if a detector is not functional. The owner must repair the
20 detector within 5 days after receipt of written notice by the tenant.

21 An owner of a dwelling is not liable for damages resulting from any of the following:

- 22 (1) a false alarm from a detector that was reasonably maintained,
- 23 (2) the failure of a detector to operate properly if that failure was the result of tampering, removal or destruction of the
24 detector by a person other than the owner or
- 25 (3) the result of a faulty detector that was reasonably maintained by the owner.

26 No person may tamper with, remove, destroy, disconnect, or remove batteries from an installed carbon monoxide detector,
27 except in the course of inspection, maintenance, or replacement of the detector.

28 **When To Use:** An owner of a single or two-family dwelling that is being rented to a residential tenant should provide this form to each
29 tenant and obtain all tenants' signatures, if the residential building contains a fuel-burning appliance.

30 Wis. Stat. § 101.647

31 Tenant acknowledges that all Smoke and Carbon Monoxide Detectors in the unit are working properly.

Tenant Rosa Santiago
Signature

07/24/15
Date

Tenant MAXIMILIANO GO
Signature

07/24/15
Date

Tenant [Signature]
Signature

07/29/15
Date

Tenant [Signature]
Signature

07/29/15
Date

Owner/Agent of Owner [Signature]

Signature

07/29/2025
Date

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS ADDENDUM TO RENTAL AGREEMENT

1 This addendum is made part of your Rental Agreement dated 07/29/2025
2 Landlord/Agent John Xiong
3 Name of Tenant(s): Noemi Garcia Rosalinda Garcia
4 Maria Garcia Jose Garcia
5 Address: 2426 N. 27th St, Milwaukee, WI 53210
(Street) (Unit No.) (City, State, Zip)

Lead Warning Statement

6 Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health
7 hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. **Before**
8 **renting pre-1978 housing**, Landlord must disclose the presence of lead-based paint and/or lead-based paint hazards
9 in the dwelling. Tenant must also receive a federally approved pamphlet on lead poisoning prevention.

Lead Warning Statement (Check (1) or (2) below):

- 11 1. ☐ Landlord has knowledge of lead-based paint and/or that lead-based paint hazards are present in the property (explain).
12
13
14
15
16
17 2. ☒ Landlord has no knowledge of lead-based paint and/or that lead-based paint hazards in the property.

Records and reports available to the Lessor (Check (1) or (2) below):

- 18 1. ☐ Landlord has provided Tenant with all available records and reports pertaining to lead-based paint and/or lead-based
19 paint hazards in the property (list documents below).
20
21
22
23
24
25 2. ☒ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the property.

Tenant's Acknowledgment

26 Tenant states that Tenant has received any records and reports listed under Landlord's Disclosures above. Tenant
27 acknowledges that Tenant has received the pamphlet *Protect Your Family From Lead in Your Home*.

Agent's Acknowledgment

28 If Landlord is represented by an Agent, the Agent certifies that Agent has informed the Landlord of the Landlord's
29 obligations under 42 U.S.C. 4852(d) and that the Agent is aware of Agent's duty to ensure compliance with the requirements
30 of federal laws and regulations.

Certification of Accuracy

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

33 Date: 07/29/2025
34
35
36 [Signature] Rosa Santiago
Landlord/Agent Signature Tenant Signature
37 MAXIMILIANO G.
Tenant Signature
38 [Signature]
Tenant Signature
39 [Signature]
Tenant Signature

- 34 If Tenant wishes to dispose of any large items, it is the responsibility of Tenant to make special arrangements in accordance with local ordinances and laws, to dispose of such items. Any charges incurred by Landlord as a result of Tenant's failure to comply with the above will be the responsibility of Tenant.
- 35 Tenant agrees to keep all personal property within the rental unit or other assigned areas. Personal property shall not be kept in common areas or on the grounds and will be immediately removed and disposed of by Landlord. Any costs incurred by Landlord to remove Tenant's property will be Tenant's responsibility.
- 36 Tenant shall cooperate with Landlord to keep common areas and grounds in a safe and clean condition.
- 37 Tenant agrees to promptly notify Landlord of any maintenance or repair issues.

MODIFICATIONS TO PROPERTY

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

DAMAGE, WASTE, OR NEGLECT

- 41 If the property is damaged as a result of the intentional acts, negligence, carelessness, or misuse by Tenant, Tenant will be responsible for the repair costs incurred by Landlord, unless Tenant, or someone who lawfully resides with Tenant, is a victim, as defined in Wis. Stat. § 950.02(4), of a crime in any way related to the repair costs.
- 42 Tenant must reimburse Landlord within ten (10) days of demand for any damage, waste, or neglect to the property and/or any other amounts owed due to Tenant's failure to follow these Rules and Regulations.

CHANGING LOCKS

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

PLUMBING

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

SMOKING

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

WATERBEDS

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

LOITERING

- 54 Tenant will not loiter, congregate, or play in common areas of the building, including but not limited to, the hallway, stairway, basement, garage, storage area, and driveway.

NOISES & ODORS

- 55 Tenant will not make or permit noises, odors, or other acts that will disturb the right or comfort of other Tenants and/or neighbors. Tenant agrees to keep the volume of any radio, stereo, television, computer, musical instrument, or any other device at a level that will not disturb other Tenants and/or neighbors. Nothing in the prior sentences authorizes Landlord to terminate the tenancy of Tenant based solely on the commission of a crime in or on the rental property if Tenant, or someone who lawfully resides with Tenant, is the victim, as defined in Wis. Stat. § 950.02(4), of that crime.

GUESTS

- 56 Tenant is responsible for the conduct of any and all guests.
- 57 No guest may reside in the property for more than fourteen (14) non-consecutive days within any one (1) year period or for more than three (3) consecutive days within any one (1) month period.
- 58 Nothing in this section authorizes Landlord to terminate the tenancy of a Tenant based solely on the commission of a crime in or on the property if Tenant, or someone who lawfully resides with Tenant, is the victim, as defined in Wis. Stat. § 950.02(4), of that crime.

PETS

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

GRILLING

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

SUBLETTING / ASSIGNMENT

- 63 Tenant shall not assign or sublet the property, or any part of the property, without the prior written consent of Landlord. This prohibition includes, but is not limited to, short-term rentals and/or vacation rentals through websites like Airbnb, Homeaway, or VRBO.

VEHICLES

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

INSURANCE

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

NON-WAIVER

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

WKE CITY CLERK - RCUD
2025 NOV 20 AM 11:17

Receipt of ARBA Fee

| | |
|--------------------------|--------------------|
| Date: | 11/20/2025 |
| Received Of: | JTX HOLDINGS LLC |
| Property at: | 2426 N 27th Street |
| Received By: | JU |
| Check # (If Applicable): | Ck#730253 |
| Amount: | \$25.00 |

WKE CITY CLERK - RCUD
2025 NOV 20 AM 11:17