

## Department of City Development In Rem Property Monitoring Agreement

Milwaukee Common Council file # Click or tap here to enter text., certified on Click or tap here to enter text., awarded exclusive site control to Click or tap here to enter text. ("the Developer") for the following properties owned by the City of Milwaukee:

Click or tap here to enter text.

Per the resolution and the policies of the Department of City Development ("DCD"), the Developer is responsible for property monitoring during the entire period of time that the properties are on hold for the Developer.

For purposes of this agreement, "monitoring" means the following:

- 1) Periodic exterior inspections: Developer must inspect the exterior of the premises on a biweekly basis. Inspection shall include all four sides of the property.
- 2) Periodic interior inspections: Developer must physically inspect the interior of the premises at least once per quarter (every three months). Inspections must include all floors of the property, provided each floor is safe for entry. Any re-boarding required as a result of Developer entry (or persons entering by, through or under Developer, including contractors or inspectors), shall be done by Developer at Developer expense.
- 3) Document property monitoring: Developer shall send date-stamped photos of the exterior and interior of each property from each quarterly inspection. Photos should be addressed to [dcdpropertymanagement@milwaukee.gov](mailto:dcdpropertymanagement@milwaukee.gov) and email should contain "Quarterly Developer Inspection" as the subject. All photos may be sent in one email, but each photo must be labeled by the property address and date.
- 4) Report maintenance concerns to DCD at [dcdpropertymanagement@milwaukee.gov](mailto:dcdpropertymanagement@milwaukee.gov). Maintenance concerns that should be reported include, but are not limited to, the following:
  - Doors that are not secured/signs of unauthorized entry
  - Windows that are not secured or are broken
  - Dumping of trash or debris on the premises
  - Flooding inside home
  - Missing City "No Trespassing" signs on front and back
  - Snow needing to be shoveled
  - Tall grass or weeds
  - Health and safety concerns
  - Evidence of squatter(s)

DCD staff and contractors will respond to reported maintenance concerns.

The responsibilities of the Developer will run concurrent with the site control of the properties. If an extension is granted to the site control, this agreement shall also be considered automatically extended to the new end date.

I agree to abide by the above delineated terms, and understand that lack of performance may result in a loss of site control for the properties, or a denial of any extension requests.

Developer contact name (print) \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_

On behalf of the City of Milwaukee Dept. of City Development:

Name (print) \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_