



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

25104

3902-3904 W Walnut Street  
Milwaukee WI 53208

DATE: 7/22/25

RE: Milwaukee DNS  
(Address of property in question)

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 Milwaukee  
(Name of City Department)

Amount of the charges \$ 1270.00

Charge relative to: 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:

Hello I feel the City's Procedure to charge for a Vacant building is not valid I Purchased Property in March of 2024. Nothing had been Indicated to me that Building was registered as a vacant Building. Both Units were Vacant at the time of Purchase. I Rented Both Units 3 months Post Purchase Starting in June 2024 with Paperwork Proving My Claim therefore building was not Vacant when these Charges Occurred.

Signature

James Robinson Jr  
Name (please print)

8129 W Kensington Dr Mequon WI 53097 414-628-5253  
Mailing address and zip code Daytime phone number

Genessupperclub@yahoo.com  
E-Mail Address(es)

# LS 4000 Building Inspection

Dec 16th 2024 Inspection Renewal \$250

Training + Tech Surcharge \$4

June 18 2025

Inspection Renewal \$250  
Violations \$250

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

June 23, 2025

MILWAUKEE ESTATES LLC  
8129 W Kensington Dr  
Mequon, WI 53097

Continuing Violations + Record ID: VAC-23-00869  
Training + Tech Surcharge \$16  
Subsequent Renewal \$500

Re: 3902 W WALNUT 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 \$1,270.00 additional because you had code violations at the time of the semi-annual vacant building registration renewal.

The total fee is \$1,270.00. This fee includes a 1.6% training and technology surcharge.

Please pay online at [milwaukee.gov/lmspay](http://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, 2025 will automatically be assessed to your 2025 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)

6/23/2025

Vacant Building Inspection Payment Stub

Taxkey: 3661009000

286 - 2268  
#2

From: **Francalanci, Luigi** Luigi.Francalanci@milwaukeecountywi.gov  
Subject: **Re: 3904 W Walnut W9**  
Date: **Jun 11, 2024 at 2:32:58 PM**  
To: **James Robinson** genessupperclub@yahoo.com

Hi,

Attached is the direct deposit form. Please return it with a picture of a voided check.

Thanks,

Luigi Paolo Francalanci, MA  
Lead Community Intervention Specialist  
Milwaukee County Housing Division  
600 W. Walnut St, suite 100  
Milwaukee, WI 53212  
Cell: 414-299-8005  
Email: luigi.francalanci@milwaukeecountywi.gov

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**From:** James Robinson <genessupperclub@yahoo.com>  
**Sent:** Tuesday, June 11, 2024 1:48 PM  
**To:** Francalanci, Luigi <Luigi.Francalanci@milwaukeecountywi.gov>  
**Subject:** Re: 3904 W Walnut W9

**Caution:** This email originated from outside of Milwaukee County. Use the Phish Alert Report button to have IMSD review this message if you think it is suspicious.

Ok thank you also, can you send me over the form to fill out where it can get direct deposited?

Sent from my iPhone

On Jun 11, 2024, at 1:28 PM, Francalanci, Luigi  
<Luigi.Francalanci@milwaukeecountywi.gov> wrote:

Hello,

That sounds good. I will request the payment this afternoon for the security deposit and one month's worth of rent (total of \$2400). Ms. Goodwin plans to cover the remaining \$600 for July 2024 rent.

Thanks,

From: James Robinson [genessupperclub@yahoo.com](mailto:genessupperclub@yahoo.com)  
Subject: Re: 3904 W Walnut W9  
Date: Jun 11, 2024 at 1:48:44 PM  
To: Francalanci, Luigi [Luigi.Francalanci@milwaukeecountywi.gov](mailto:Luigi.Francalanci@milwaukeecountywi.gov)

Ok thank you also, can you send me over the form to fill out where it can get direct deposited?

Sent from my iPhone

On Jun 11, 2024, at 1:28 PM, Francalanci, Luigi  
<[Luigi.Francalanci@milwaukeecountywi.gov](mailto:Luigi.Francalanci@milwaukeecountywi.gov)> wrote:

Hello,

That sounds good. I will request the payment this afternoon for the security deposit and one month's worth of rent (total of \$2400). Ms. Goodwin plans to cover the remaining \$600 for July 2024 rent.

Thanks,

Luigi Paolo Francalanci, MA  
Lead Community Intervention Specialist  
Milwaukee County Housing Division  
600 W. Walnut St, suite 100  
Milwaukee, WI 53212  
Cell: 414-299-8005  
Email: [luigi.francalanci@milwaukeecountywi.gov](mailto:luigi.francalanci@milwaukeecountywi.gov)

---

**From:** James Robinson <[genessupperclub@yahoo.com](mailto:genessupperclub@yahoo.com)>  
**Sent:** Tuesday, June 11, 2024 12:46 PM  
**To:** Francalanci, Luigi <[Luigi.Francalanci@milwaukeecountywi.gov](mailto:Luigi.Francalanci@milwaukeecountywi.gov)>  
**Subject:** Re: 3904 W Walnut W9

**Caution:** This email originated from outside of Milwaukee County. Use the Phish Alert Report button to have IMSD review this message if you think it is suspicious.

Hello, yes I'm going to prorate the rent for the 15th of June so if you like you can pay the full \$1200 and I can credit her half of July's rent.

On Jun 11, 2024, at 11:58 AM, Francalanci, Luigi  
<[Luigi.Francalanci@milwaukeecountywi.gov](mailto:Luigi.Francalanci@milwaukeecountywi.gov)> wrote:

Hello,

Thank you for sending the paperwork. Is the rent prorated for June? Otherwise, I can request the full amount and ask for you to credit Ms. Goodwin for July's rent.

Thank you,

Luigi

Get [Outlook for iOS](#)

---

**From:** James Robinson <[genessupperclub@yahoo.com](mailto:genessupperclub@yahoo.com)>  
**Sent:** Tuesday, June 11, 2024 11:07:22 AM  
**To:** Francalanci, Luigi <[Luigi.Francalanci@milwaukeecountywi.gov](mailto:Luigi.Francalanci@milwaukeecountywi.gov)>  
**Subject:** 3904 W Walnut W9

Caution: This email originated from outside of Milwaukee County. Use the Phish Alert Report button to have IMSD review this message if you think it is suspicious.

That's my W9. Let me know if you need anything else. Thank you.

Best from my laptop

This message is intended for the sole use of the individual and entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended addressee, nor authorized to receive for the intended addressee, you are hereby notified that you may not use, copy, disclose or distribute to anyone the message or any information contained in the message. If you have received this message in error, please immediately advise the sender by reply email and delete the message.

## Receipt of ARBA Fee

Date:	7/22/25
Received Of:	James Robinson, Jr.
Property at:	3902-04 W. Walnut St.
Received By:	LME
Check # (If Applicable):	4002
Amount:	\$25.00

2025 JUL 22 PM 1:25  
CITY CLERK - RQUD

## 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 one or more) on the following terms and conditions:

LANDLORD: James Robinson

3 TENANT: 1 adults and 0 children

Tenant 1 Denielle Goodwin

4 Tenant 1 Denielle Goodwin

Tenant 2 Meghana Nelson

5 Tenant 3 Kenneth Murre

Tenant 4 Dakari Nelson

6 Additional occupants under the age of eighteen (18) residing in the Premises: Nadine Goodwin

53209

7 PREMISES: Building Address: 3904 W Walnut Milwaukee WI

8 TERM: Choose either option (a) or (b)

9 ☐ (a) For a term of 6 months beginning on 6/24 at 12 noon and ending on 12/24 at 12 noon; or

10 PL (b) Month-to-month tenancy beginning on 6/24 at 12 noon and continuing until terminated (at 12 noon).

11 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.

12 See section labeled "Notice to Vacate".

13 Tenant agrees to pay the following amounts: Rent \$ \_\_\_\_\_ Parking (1) \$ \_\_\_\_\_ Parking (2) \$ \_\_\_\_\_ Storage \$ \_\_\_\_\_ Pet Rent \$ \_\_\_\_\_

14 Other \$ \_\_\_\_\_ for \_\_\_\_\_ for the TOTAL SUM OF \$ 1,200.00

15 per month to be received by the 1st day of each month. If rent is received after the fifty day, Tenant shall pay a late fee of \$ fifty

16 RENT: made payable to James Robinson at 3904 W Walnut

17 AGENT for collection of rents: \_\_\_\_\_ Phone: \_\_\_\_\_

18 Address: \_\_\_\_\_ Email: \_\_\_\_\_

19 AGENT for service of process: \_\_\_\_\_ Phone: \_\_\_\_\_

20 Address: \_\_\_\_\_ Email: \_\_\_\_\_

21 AGENT for management and maintenance: \_\_\_\_\_ Phone: \_\_\_\_\_

22 Address: \_\_\_\_\_ Email: \_\_\_\_\_

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

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

25 if more than one, are jointly and severally liable for the full amount of any payments due under this Agreement. Acceptance of a delinquent

26 payment does not constitute a waiver of that default or any other default under this Agreement.

## 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Tenant(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

28 SECURITY DEPOSIT: Upon execution of this Agreement, Tenant shall pay a security deposit in the amount of \$ 1,200 to be held by Landlord or Landlord's agent.

29 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

30 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

31 physical damage or other claim made against the security deposit, and the amount withheld as reasonable compensation for each item of claim. If repair costs are not known

32 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,

33 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

34 security deposit as payment for the last month's rent without the written permission of Landlord.

35 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

36 their tenancy: (a) inspect the unit and notify Landlord of any pre-existing damages or defects; and (b) request a list of physical damages and/or defects charged against the

37 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

38 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

39 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

40 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.

41 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.

42 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

43 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

44 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

45 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

46 applicable, have been given to Tenant at the time of the signing of this Agreement.

47 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.

48 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

49 term and if so, enter into a new rental agreement accordingly. Month-to-Month Tenancy - Written notice must be received by the other party at least twenty-eight (28) days

50 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

51 calendar month through the last day of a calendar month.

52 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

53 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

54 control. Landlord shall give timely notice of any delay to Tenant.

55 TIME IS OF THE ESSENCE: As to delivery of possession of Premises to Tenant, completion of repairs, promised in writing in the Rental Agreement or before, vacating of the

56 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.

57 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

58 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

59 right to enforce a violation or breach of any term of this Rental Agreement by Tenant.

60 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

61 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.

62 MODIFICATIONS AND TERMINATION: This Agreement may be terminated or modified by written agreement of Landlord and Tenant. The parties may terminate this

63 Agreement and enter into a new Agreement instead of renewing it, assigning it, or subleasing the Premises.

64 SEVERABILITY OF RENTAL AGREEMENT PROVISIONS: The provisions of this rental agreement are severable. If any provision of this rental agreement is found to be void

65 or unenforceable, the unenforceability of that provision does not affect the other provisions that can be given effect without the invalid provisions.

66 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

67 into this Agreement and prior to accepting any earnest money or security deposit.

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

69 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

70 condition of the Premises upon occupancy as required by Wis. Stat. § 704.08.

71 SPECIAL PROVISIONS: RESPONSIBLE FOR LEASE/LEASE RENEWAL. NO COOKING ON BALCONY. NO ADDITIONAL

72 PEOPLE ALLOWED TO LIVE IN UNIT. 29 DAY DEPARTURE NOTICE REQUIRED

73 PLUMBING SPOILS/RODENTS/BUGS TENANTS RESPONSIBILITY

74

75 Emergency Contact: Name \_\_\_\_\_

Phone \_\_\_\_\_

Relationship \_\_\_\_\_

76

NOTE: SIGNING OF THIS AGREEMENT CONSTITUTES LEGALLY ENFORCEABLE RIGHTS WHEN SIGNED BY BOTH PARTIES.

OWNER / AGENT OF OWNER

Signature \_\_\_\_\_

Print Name: \_\_\_\_\_

(date) \_\_\_\_\_

See reverse side for additional provisions.

TENANT(S)

Signature \_\_\_\_\_

Print Name: \_\_\_\_\_

(date) \_\_\_\_\_

Signature \_\_\_\_\_

Print Name: \_\_\_\_\_

(date) \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature \_\_\_\_\_

Print Name: \_\_\_\_\_

(date) \_\_\_\_\_

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 one or more) on the following terms and conditions:  
3 **TENANT:** ( 0 adults and 5 children) **LANDLORD:** James Robinson  
4 Tenant 1 Theodore Buchanan Anyiah Collins Tenant 2 Andia Collins Thaddeus Buchanan  
5 Tenant 3 Cheyenne Collins Ternaah Duraal Tenant 4 Titus Buchanan  
6 Additional occupants under the age of eighteen (18) residing in the Premises:  
7 **PREMISES:** Building Address: 3902 W Walnut Milwaukee WI 53205  
8 **TERM:** Choose either option (a) or (b)

9 ☐ (a) For a term of \_\_\_\_\_ months beginning on \_\_\_\_\_ at 12 noon and ending on \_\_\_\_\_ at 12 noon; or  
10 ☒ (b) Month-to-month tenancy beginning on 6/24 at 12 noon and continuing until terminated (at 12 noon).  
11 **NOTE:** Any 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.  
12 See section labeled "Notice to Vacate".

13 Tenant agrees to pay the following amounts: Rent \$ \_\_\_\_\_ Parking (1) \$ \_\_\_\_\_ Parking (2) \$ \_\_\_\_\_ Storage \$ \_\_\_\_\_ Per Rent \$ 1,200  
14 Other \$ \_\_\_\_\_ for \_\_\_\_\_  
15 **per month** to be received by the 1st day of each month. If rent is received after the fifth day, Tenant shall pay a late fee of \$ 1,200 for the **TOTAL SUM OF \$ 1,200**  
16 **RENT:** made payable to James Robinson at 3802 3902 W Walnut

17 **AGENT** for collection of rents: \_\_\_\_\_ Phone: \_\_\_\_\_

18 Address: \_\_\_\_\_ Email: \_\_\_\_\_

19 **AGENT** for service of process: \_\_\_\_\_ Phone: \_\_\_\_\_

20 Address: \_\_\_\_\_ Email: \_\_\_\_\_

21 **AGENT** for management and maintenance: \_\_\_\_\_ Phone: \_\_\_\_\_

22 Address: \_\_\_\_\_ Email: \_\_\_\_\_

23 Rent may be paid by the following methods: ☐ Personal Check ☒ Money Order ☒ Certified or Cashier's Check ☐ Direct Withdrawal ☒ ACH ☒ Other Cash  
24 Charges incurred by Landlord for Tenant's returned checks are payable by Tenant. Landlord shall provide a receipt for cash payments of rent. **All tenants,**  
25 **if more than one, are jointly and severally liable for the full amount of any payments due under this Agreement.** Acceptance of a delinquent  
26 payment does not constitute a waiver of that default or any other default under this Agreement.

27	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 checked="" type="checkbox"/>	<input type="checkbox"/>
	Tenant(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

28 **SECURITY DEPOSIT:** Upon execution of this Agreement, Tenant shall pay a security deposit in the amount of \$ 1,200.00 to be held by Landlord or Landlord's agent.  
29 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  
30 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  
31 physical damage or other claim made against the security deposit, and the amount withheld as reasonable compensation for such item or claim. If repair costs are not to  
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33 security deposit as payment for the last month's rent without the written permission of Landlord.

34 **DEDUCTIONS FROM PRIOR TENANTS SECURITY DEPOSIT:** Tenant is hereby notified that Tenant may do any of the following within seven (7) days after the start of  
35 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  
36 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  
37 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  
38 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  
39 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.  
40 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.  
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42 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  
43 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  
44 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  
45 applicable, have been given to Tenant at the time of the signing of this Agreement.

46 **NOTICE TO VACATE:** Lessee 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.  
47 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  
48 term and if so, enter into a new rental agreement accordingly. Month-to-Month Tenancy - Written notice must be received by the other party at least twenty-eight (28) days  
49 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  
50 calendar month through the last day of a calendar month.  
51 **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  
52 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  
53 control. Landlord shall give timely notice of any delay to Tenant.

54 **TIME IS OF THE ESSENCE:** As to delivery of possession of Premises to Tenant, completion of repairs promised in writing in the Rental Agreement or before; vacating of the  
55 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.  
56 **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  
57 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  
58 right to enforce a violation or breach of any term of this Rental Agreement by Tenant.

59 **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  
60 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.  
61 **MODIFICATIONS AND TERMINATION:** This Agreement may be terminated or modified by written agreement of Landlord and Tenant. The parties may terminate this  
62 Agreement and enter into a new Agreement instead of renewing it, assigning it, or subleasing the Premises.

63 **SEVERABILITY OF RENTAL AGREEMENT PROVISIONS:** The provisions of this rental agreement are severable. If any provision of this rental agreement is found to be void  
64 or unenforceable, the unenforceability of that provision does not affect the other provisions that can be given effect without the invalid provisions.  
65 **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  
66 into this Agreement and prior to accepting any earnest money or security deposit.

67 Pets and water beds are not permitted unless indicated otherwise in writing.  
68 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  
69 condition of the Premises upon occupancy as required by Wis. Stat. § 704.08.

70 **SPECIAL PROVISIONS:** Responsible for lawn Snow removal. No cooking on balcony No additional  
71 people allowed to live in unit. 30 day replacement notice required  
72 Plumbing stoppages / Rodents / bugs Tenants responsibility  
73  
74

75 **Emergency Contact Name** \_\_\_\_\_ **Phone** \_\_\_\_\_ **Relationship** \_\_\_\_\_

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

**OWNER / AGENT OF OWNER** **Signature:** James Robinson 6/19/24

**TENANT(S)** **Signature:** James Robinson 6/19/24 **(date)** **See reverse side for additional provisions.**

**Signature:** Theodore Buchanan 6/19/24 **(date)** **Signature:** Thaddeus Buchanan 6/19/24 **(date)**

**Print Name:** \_\_\_\_\_ **Print Name:** \_\_\_\_\_ **Print Name:** \_\_\_\_\_ **Print Name:** \_\_\_\_\_ **(date)** **(date)**