



THIS SAMPLE LEASE IS BEING PROVIDED BY THE RIVER FALLS MUNICIPAL UTILITIES (RFMU) TO AREA LANDLORDS AS A COURTESY. RFMU MAKES NO IMPLICIT OR EXPLICIT GUARANTEES REGARDING ITS CONTENTS AND FURTHER DISCLAIMS ANY LIABILITY FOR ANY DIRECT OR INDIRECT DAMAGE THAT MAY RESULT FROM ITS USE.

RESIDENTIAL L E A S E

DATE: _____, 20____.

**LEASED
PROPERTY
ADDRESS:** _____

**LANDLORD
CONTACT
INFORMATION** _____

**TENANTS
NAMES:** _____

LEASE TERM: **Beginning:** _____
 Ending: _____

MONTHLY RENT: \$ _____
SECURITY DEPOSIT: \$ _____
LATE FEE: \$ _____

It is mutually agreed this date, by and between Landlord and Tenants that:

1. Landlord does hereby lease to Tenants and Tenants do hereby lease from Landlord, the above described premises for the lease term as listed above.

2. Tenants have examined and know the condition of said premises, and have received same in good order and repair, except as herein otherwise specified in the attached Check-In, and no representations as to the condition or repair thereof have been made by Landlord or his agents prior to, or at the execution of this Lease, that are not herein expressed or endorsed hereon.

Tenants shall acknowledge the attached Check-In within seven (7) days after occupancy and

provide the same to the landlord.

3. Tenants are to pay the rent, listed above, per month, payable in advance on the first day of each month.

4. The security deposit listed above is to be held as security for the performance and observance of the terms and conditions of this Lease and to cover the cost of cleaning and repairs for damages other than those attributable to normal wear and tear only. The security deposit, in whole or in part, shall be returned within twenty-one (21) days after vacating premises with a written assessment of conditions causing forfeiture, if any.

5. The following utilities will be paid for as follows by either Landlord or Tenant:

a. gas _____

b. electricity _____

c. heat _____

d. sewer & water _____

e. trash removal _____

If Tenants vacate the premises leaving any unpaid utility bills, the Landlord may use all or part of the security deposit to pay said utility bills. Landlord will pay real estate taxes and insurance.

6. No repairs may be made without the consent of the owner. Tenants are responsible for any broken windows or breakage occurring on the premises that is caused by the Tenants, including replacement of light bulbs.

7. Tenants shall not assign this Lease, nor sublet said premises or any part thereof, without the prior written consent of the Landlord.

8. Landlord may, at reasonable and proper times, with prior notice, enter and show said premises to persons wishing to rent or purchase same, or to make such repairs as the Landlord deems necessary.

9. If Tenants shall abandon or vacate said premises before the expiration of said term,

Landlord shall make reasonable efforts to rent same and shall apply the money therefrom to the rent due, or to become due, on this Lease and Tenants shall remain liable for any deficiency and agrees to pay same.

10. Should the Tenants neglect or fail to perform and observe any of the terms of this Lease, the Landlord shall give the Tenants written notice of such breach, delivered to the Tenants personally, or mailed by Certified Mail, requiring the Tenants to remedy the breach or vacate the premises on or before a date at least five (5) days after the giving of the notice and if the Tenants fail to comply with such notice, the Landlord may declare this Lease terminated and institute an action to evict the Tenants from the premises without limiting the liability of the Tenants for the rent due or to become due under this Lease.

11. If the Tenants do not inform the Landlord of Tenants' intent to vacate by serving upon the Landlord a notice, in writing, not less than thirty (30) days prior to the last day of the month in which the termination is to take effect, on identical terms, except that it shall be considered a month-to-month tenancy.

12. Tenants shall observe and comply with the following rules and regulations and agree that a violation of any of the following rules shall be deemed to be a material breach of this Lease.

A. Tenants shall make their total monthly rental payment on or before the first day of the month and Landlord may assess an additional charge for the late payment of rent at the rate as indicated above.

B. Tenants shall limit the use and occupancy of the leased premises to the number of those parties listed on this Lease.

C. Tenants shall keep the demised premises in a clean and tenantable condition.

D. Tenants shall not drive nails, tacks, screws, or apply other fasteners on or into any of the walls, ceilings, floors or woodwork of said premises, or allow same to be done without the consent of the Landlord and in any case the Tenants agree to be responsible for any damage done,

and will pay for same. Nothing whatsoever shall be attached or fixed either to the exterior of said premises or any part thereof, whether permanent or otherwise, without written consent of the Landlord. The Landlord is hereby authorized to remove, at the expense of the Tenants, anything so attached or fixed.

E. Tenants shall not alter or redecorate said premises without prior written consent of the Landlord. Alterations to premises shall remain for the benefit of the Landlord, unless otherwise provided in said consent.

F. All drains and wastepipes on plumbing are accepted as clear by the Tenants and partial or complete stoppage occurring during the tenancy shall be repaired by the Tenants.

G. The Landlord may enter premises at any time if, in the opinion of the Landlord, there is reason or cause to do so to protect the Landlord's or Tenants' property or rights.

H. The owner or manager shall not be responsible to the Tenants for damage or destruction of personal property belonging to the Tenants due to or caused by fire, water, mildew, mold, theft, burglary, or mysterious disappearance. The Tenants shall be responsible for liability and personal property insurance as it may deem advisable for the demised premises.

I. The owner shall not be responsible to Tenants for any or all damage or injury to Tenants' automobile when located in the parking area regardless of the cause.

J. Tenants, upon vacating, shall return all keys and leave forwarding address with Landlord. No security deposits will be forwarded until all keys have been returned to the Landlord.

K. Pets are allowed only upon prior written approval of landlord.

L. Campers, trailers, boats, recreational vehicles or inoperable vehicles shall not be stored on the premises without the written consent of the Landlord. Any parking violation is subject to removal by towing at tenants expense.

14. The terms "Landlord" and "Tenants" when used herein shall be taken to mean either singular or plural, masculine or feminine, as the case may be, and the provisions of this instrument shall bind the parties mutually, their heirs, assigns, personal representatives, and successors.

15. This Lease cannot be modified except by a subsequent writing signed by Landlord and Tenants.

16. If any provision of this Lease is found to be void or unenforceable, the remainder of the Lease shall not be affected thereby and shall remain in full force and effect as if the void or unenforceable provision had never existed.

17. All Tenants signed below are jointly and severally liable under the terms and conditions of this agreement.

18. Notwithstanding any medical items, which will be stored for 7 days, upon vacating the premises, any property left by the tenant will be disposed of by the Landlord..

19. Both Landlord and Tenants acknowledge that the River Falls Municipal Utilities may have certain collection rights affecting both the Landord and Tenants.

LANDLORD:

TENANTS:

THIS DOCUMENT WAS DRAFTED BY:

MAXFIELD E. NEUHAUS, ATTORNEY FOR THE RIVER FALLS MUNICIPAL UTILITIES
RODLI, BESKAR, NEUHAUS,
MURRAY & FLETCHER, S.C.
P. O. BOX 138
219 NORTH MAIN STREET
RIVER FALLS, WI 54022-0138
715-425-7281

Check-in Form

Agent's Delivery of Check-in Form

Address of Rental Unit _____

Owner/Agent Providing Form _____

Date _____

	Provided? Yes/No	Condition?		Provided? Yes/No	Condition?
Kitchen			Dining Room		
Range/Stove	_____	_____	Walls/Ceiling	_____	_____
Hood fan	_____	_____	Woodwork/Trim	_____	_____
Microwave	_____	_____	Door(s)	_____	_____
Oven	_____	_____	Window(s)	_____	_____
Dishwasher	_____	_____	Window Coverings	_____	_____
Sink/Faucets	_____	_____	Light Fixture(s)	_____	_____
Disposal	_____	_____	Outlets/Switches	_____	_____
Refrigerator	_____	_____	Flooring/Carpet	_____	_____
Exterior	_____	_____	Cabinets/built-ins	_____	_____
Refrigerator	_____	_____	Closet(s)	_____	_____
Components (ice	_____	_____	Other	_____	_____
trays, shelves, etc.)	_____	_____			
Countertops	_____	_____			
Pantry	_____	_____	Living Room		
Walls/Ceiling	_____	_____	Walls/Ceiling	_____	_____
Woodwork/Trim	_____	_____	Woodwork/Trim	_____	_____
Door(s)	_____	_____	Door(s)	_____	_____
Window(s)	_____	_____	Window(s)	_____	_____
Window Coverings	_____	_____	Window Coverings	_____	_____
Light Fixture(s)	_____	_____	Light Fixture(s)	_____	_____
Outlets/Switches	_____	_____	Outlets/Switches	_____	_____
Flooring/Carpet	_____	_____	Flooring/Carpet	_____	_____
Cabinets/Built-ins	_____	_____	Cabinets/built-ins	_____	_____
Closet(s)	_____	_____	Closet(s)	_____	_____
Other	_____	_____	Other	_____	_____
Other	_____	_____			

Hall, Closet(s)

Describe	Condition?
_____	_____
_____	_____
_____	_____

Entry, Stairs

Describe	Condition?
_____	_____
_____	_____
_____	_____

