

CHECK REQUEST Week of 03/18/2021

Project 1641-02-22
City of La Crosse, South Avenue
USH 14- Green Bay St to Ward Ave
La Crosse County, La Crosse, WI

PAYMENTS ARE TO BE SENT DIRECTLY TO PAYEE

| Parcel | Amount | Payable to | Conveyance |
|--------------|----------|---|--------------------------------|
| 31-225 | \$11,104 | Daniel Ottow 1264 S Forest Lane Prairie du Sac WI 53578 | Residential Housing Payment |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| Total | \$11,104 | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Submitted by Maria Krueger Date 03/18/2021



**CITY OF LA CROSSE
ENGINEERING DEPARTMENT
400 LA CROSSE ST
LA CROSSE, WI 54601-3396
PHONE: 608-789-7505
FAX: 608-789-8184**

March 15, 2021

Project: 1641-02-22

Parcel: 31-225

County: La Crosse

RE: Tenant RHP Replacement Residential Claim (Second Installment)

Dear Ms. Johnsrud:

The following relocation claim for parcel 31-225 is enclosed and recommended for review and approval:

| Parcel | Claim | Payable to | Amount |
|--------|-------------------|--------------|-------------|
| 31-225 | RHP-Tenant Tenant | Daniel Ottow | \$11,104.00 |

Mr. Ottow entered into a one-year lease agreement with Tanya and Steve Peters starting August 30, 2020. The monthly rental amount for the replacement is \$1,00 plus \$75 a month for sewer/water, gas, and electricity for a total of \$1,075 base monthly rent. As of March 15, 2020, Mr. Ottow has been at the replacement property for 6 months. The lease is enclosed for claim support.

The actual differential eligibility for Mr. Ottow for a replacement housing payment is \$19,104. On August 30, 2020 a claim for the first installment of the RHP was approved in the amount of \$8,000. I verified that Mr. Ottow is still living at the replacement site and is therefore eligible for the remainder of the differential in the amount of \$11,104.

Therefore, I recommend approval of the second installment of \$11,104 for the Replacement Housing Payment. In addition to the approved Replacement Housing Payment Computation, attached is confirmation of payment March's rent.

Please contact me at 715/421-9049 if you have any questions.

Thank you

Maria "Izzy" Krueger

Maria "Izzy" Krueger

WisDOT Statewide Relocation Specialist

Attachments

RELOCATION CLAIM - APPLICATION AND RELEASE

Wisconsin Department of Transportation

RE1527 08/2018

| | |
|--|---|
| Claimant Name (print) Daniel Ottow | Date Claim Submitted to WisDOT 8-08 3-08-21 |
| Replacement Property Address 1264 S Forest Lane, Prairie du Sac, WI | Relocation Agent Name James Makuski Maria Krueger |
| Subject Property Address 2350 South Avenue, Apt. 225, La Crosse, WI | Actual Vacate Date from Subject 8-31-20 |

The relocation program is a reimbursement program. All items must be determined by WisDOT as actual, reasonable and necessary to receive reimbursement. All applicable federal and state statutory and administrative code provisions apply. Documentation of payment and work completion is required in submittal.

- Residential relocation
- Nonresidential relocation
- Outdoor advertising sign relocation
- Owner occupant (subject)
- Tenant occupant (subject)
- Landlord (subject)
- Replacement - Purchase
- Replacement - Rental
- Move Only - no displaced persons

AGREEMENT

In the event of a condemnation case, the Agency shall promptly pay a replacement housing payment, replacement business or farm payment. An advance payment shall be made when an agency determines the acquisition payment will be delayed because of condemnation proceedings. An agency's offer shall be used as the initial acquisition price in calculating the replacement payment. The payment shall be contingent on a person signing an affidavit of intent that:

- (a) the agency shall re-compute the replacement payment using the acquisition amount, as final negotiated and/or set by the court through condemnation proceedings;
- (b) the person shall refund the excess amount from the judgment when the amount awarded as acquisition amount plus any advance payment if it exceeds the amount paid for a replacement or the agency's determined cost of a comparable replacement. A person is not required to refund more than the advance payment. The payment shall be made after the condemnation proceedings are completed when a person does not sign an affidavit.

CERTIFICATION

I (We) certify that the foregoing statement is true and correct and that the damages described herein exist and I (we) have incurred these costs in the amount shown after each item. I (We) certify that I have not submitted any other claim for or received payment of any compensation for the benefit claimed herein as shown above. I (We) agree to accept the amounts as payment in full for the items claimed, and release the Wisconsin Department of Transportation and any public body, board or commission acting in its behalf, from any and all claims for damages arising through this project, for the listed items for which an amount is claimed.

| | | | |
|--------------------------|---------|--------------------|------|
| X <u>Daniel J. Ottow</u> | 3-08-21 | X | |
| Claimant Signature | Date | Claimant Signature | Date |
| Daniel Ottow | | | |
| Print Name | | Print Name | |

WisDOT Use Only

Appropriate supporting documentation included:

Agent indicate items attached:

BTS returned for additional explanation/documentation, date: _____

I certify to the best of my knowledge the amount of the approved and this claim conforms to the applicable provisions of state and federal laws.

| | | | |
|----------------------------|------------|--------------------------------------|-----------|
| X <u>Maria Krueger</u> | 03/15/2021 | X <u>Tracey Johnsrud</u> | 3/17/2021 |
| Relocation Agent Signature | Date | BTS Relocation Facilitator Signature | Date |
| Maria Krueger | | Tracey Johnsrud | |
| Print Name | | Print Name | |

Project ID
1641-02-22

County
La Crosse

Parcel No.
31-225

| Items Claimed | Reference | Amount Claimed | Amount Approved |
|---|---|------------------|--------------------|
| Residential | | | |
| 1. Moving expenses – Actual | Adm 92.54(1); Wis. Stat. 24.301(b) | \$ | \$ |
| 2. Moving expenses – Fixed Payment, Room Schedule | Adm 92.54(2); Wis. Stat. 24.302 | \$ | \$ |
| 3. Expenses incidental to property transfer | Wis. Stats. 32.195 & 24.106 | | |
| a. Recording fees, transfer taxes, and similar conveyances | Wis. Stat. 32.195(1) | \$ | \$ |
| b. Mortgage prepayment penalty cost | Wis. Stat. 32.195(2) | \$ | \$ |
| c. Real estate taxes allocated vesting date | Wis. Stat. 32.195(3) | \$ | \$ |
| d. Personal property realignment | Wis. Stat. 32.195(4) | \$ | \$ |
| e. Plans/specifications unusable from subject property | Wis. Stat. 32.195(5) | \$ | \$ |
| f. Reasonable net rental losses | Wis. Stat. 32.195(6) | \$ | \$ |
| g. Fencing cost | Wis. Stat. 32.195(7) | \$ | \$ |
| 4. Replacement Housing Payment | Wis. Stat. 32.19(3)(d); Adm 92.70-92.88; ss.24.401(b)&(d) & 24.402(b)&(c) | \$ 11,104 | \$ 11,104.00 |
| 5. Mortgage Interest Differential Payment | Adm 92.70(5); Wis. Stat. 24.401(d) | | |
| 6. Incidental expenses – Closing Costs and Related Expenses | Adm 92.70(6); Wis. Stat. 24.401(e) | \$ | \$ |
| Non-Residential | | | |
| 7. Moving expenses – Actual | Adm 92.56 & 92.60 & 92.62 Wis. Stats. 24.301(d) & 24.303 | \$ | \$ |
| 8. Re-Establishment Payment | Adm 92.67; Wis. Stat. 24.304(b) | \$ | \$ |
| 9. Fixed Payment In Lieu of Actual Moving Expenses | Adm 92.58; Wis. Stat. 24.305 | \$ | \$ |
| 10. Expenses incidental to property transfer | Wis. Stats. 32.195 & 24.106 | | |
| a. Recording fees, transfer taxes, and similar conveyances | Wis. Stat. 32.195(1) | \$ | \$ |
| b. Penalty costs for mortgage prepayment | Wis. Stat. 32.195(2) | \$ | \$ |
| c. Real estate taxes allocated to date of vesting | Wis. Stat. 32.195(3) | \$ | \$ |
| d. Realignment of personal property | Wis. Stat. 32.195(4) | \$ | \$ |
| e. Plans/specifications unusable from subject property | Wis. Stat. 32.195(5) | \$ | \$ |
| f. Reasonable net rental losses | Wis. Stat. 32.195(6) | \$ | \$ |
| g. Cost of fencing | Wis. Stat. 32.195(7) | \$ | \$ |
| 11. Business Replacement Payment | | | |
| a. Tenant to Tenant – rent differential payment (48 months) | Wis. Stat. 32.19(4m)(b)(1); Adm 92.96 | \$ | \$ |
| b. Tenant to Tenant – reasonable project costs, (actual, reasonable, necessary) | Wis. Stat. 32.19(4m)(b)(1) | \$ | \$ |
| c. Tenant to Owner – conversion of rent differential to down payment on replacement and closing costs | Wis. Stat. 32.19(4m)(b)(2); Adm 92.98 | \$ | \$ |
| d. Owner to Owner – includes purchase differential, increased interest, closing costs, and reasonable project costs at replacement property | Wis. Stat. 32.19(4m)(a); Adm 92.92 | \$ | \$ |
| e. Owner to Tenant – includes rent differential payment (calculated using economic rent) | Wis. Stat. 32.19(4m)(a); Adm 92.94 | \$ | \$ |
| f. Owner to Tenant – reasonable project costs where applicable | Wis. Stat. 32.19(4m)(a) | \$ | \$ |
| Move Only Payment – No displaced persons | | | |
| Personal Property Move Only Payment Schedule (Self Move) | Adm 92.52, Wis. Stat. 24.301(e) | \$ | \$ |
| Actual Move (includes Outdoor Advertisement Sign Move) | Adm 92.64 | \$ | \$ |
| TOTAL | | \$ 11,104 | \$11,104.00 |

REPLACEMENT HOUSING PAYMENT – TENANT

Wisconsin Department of Transportation

Computation Form
RE1948 09/2018

Tenant – Occupant

90 Day – Owner Occupant

<90 Day – Owner Occupant

Subject Property

| | | | |
|---|--|------------------------------------|---------------------------------|
| Name: Daniel Ottow | | Number of Occupants: 01 | |
| Address: 2350 South Avenue, Apartment 225, La Crosse, WI | | Apartment Number: 225 | Habitable Area Required: 900 |
| Subject Prop.-Unit Type-SF, Duplex, etc.: Apartment Complex | | Approximate Age: 15+/- | State of Repair: Average |
| Type of Construction: Concrete Block/Wood Frame | | DSS: Yes | Type of Neighborhood: Urban |
| Utilities Available: Gas/Water/Sewer/Electric | | Furnished/Unfurnished: Unfurnished | Number of Bedrooms: 1 |
| | | | Approximate Habitable Area: 900 |
| | | | Number of Rooms: 3 |

Section A – Available Comparable Housing – Computations are made using Comparable Property A listed below

| Comparable Property | Habitable Area – Sq Ft | Address or Location | Actual Rent | Est. Avg. Utilities | Monthly Rent |
|---------------------|------------------------|--|-------------|---------------------|--------------|
| A | 950+/- | 1935 Miller Street, La Crosse | \$885 | + \$100 | = \$985 |
| B | 950+/- | 1935 Miller Street, La Crosse | \$885 | + \$100 | = \$985 |
| C | 900+/- | 5500 Mormon Coulee Road, Unit 1, La Crosse | \$835 | + \$110 | = \$945 |

Section B – Replacement Housing Payment Calculation

- New Monthly Rent (from Section A) \$985 per month X 48 months = \$47,280
- Less Base Monthly Rent (Complete all applicable items. If not applicable, specify N/A)
 - Actual Rent Paid (Average of last 3 months) \$540
 - Utilities (Average of last 12 months) \$47
 - = \$587

OR

 - Economic Rent \$-0-
 - Utilities (Average of last 12 months) \$-0-
 - = \$-0-
- Thirty (30) percent of Gross Monthly Income (See note.) \$-0-
- Amounts designated for Shelter & Utilities by Public Agency \$-0-
- Base Monthly Rent – Lesser of (a) OR (b, c, or d) \$587 per month x 48 months) = \$28,176
- Equals Indicated Rental Housing Payment (New Monthly Rent minus Base Monthly Rent) \$19,104

Note: Thirty (30) percent of the displaced person's average monthly gross household income, if the household income is classified as "low income" by the U.S. Department of Housing and Urban Development's Annual Survey of Income Limits for the Public Housing and Section 8 programs

Rental Replacement Payment

The rental replacement housing payment shall be made in two installments.

| | |
|------------------------------|-----------------|
| Amount of first installment | <u>\$8,000</u> |
| Amount of second installment | <u>\$11,104</u> |

Attachments

- * Residential Comparison Chart
- * Documentation of comparable properties from source of information

Relocation Specialist Statement of Certification – I certify that:

- The determination of the amount of this payment as shown in the computations on this document is correct to my knowledge;
- I understand that the determination may be used in connection with a Federal Aid Project;
- I have no direct or indirect present or contemplated interests in this transaction nor will I derive any benefit from this payment.

APPROVAL RECOMMENDED:

James P. Makuski

02-10-2020

James Makuski – Real Estate Specialist/Advanced

Date

COMPUTATION APPROVED BY:

Tracey Johnson
BTS-RE Statewide Relocation Facilitator

2/17/2020

Date

| | | | |
|-----------------------|--------------------|-------------------|----------------|
| Project ID:1641-02-22 | Project: La Crosse | County: La Crosse | Parcel: 32-225 |
|-----------------------|--------------------|-------------------|----------------|

Print Record

RESIDENTIAL RENTAL AGREEMENT

Clear Data

1 This Agreement for the premises identified below is entered into by and between the Landlord and Tenant (referred to in the singular whether 2 one or more) on the following terms and conditions:

3 TENANT: (1 adults and children)

4 Daniel Ottow

5

6 Additional occupants under the age of eighteen (18) residing on the

7 Premises:

8

9 PREMISES: Building Address

10 12104 S. Forest Ln

11 Prairie du Sac WI 53578

12 Apartment/room/unit:

13 Included furnishings/appliances: refrigerator, range, oven

14 List other: water scanner

15

15 RENT: Rent of \$ 1,000 for Premises and

16 \$ 1,000 for other (specify)

17 is to be received no later than the 3rd day of each month

18 and is payable at N53W27805 Bantry Rd

19 if rent is received after Sussex, WI 53089

20 the Tenant shall pay a late fee of \$ 50.00

21 Charges incurred by Landlord for Tenant's returned checks are

22 payable by Tenant. Landlord shall provide a receipt for cash

23 payments of rent. All tenants, if more than one, are jointly and

24 severally liable for the full amount of any payments due

25 under this Agreement. Acceptance of a delinquent payment

26 does not constitute a waiver of that default or any other default

27 under this Agreement. Other Landlord or Tenant obligations:

28 Smoke/Clo Detectors are to remain

29 functional and maintained by tenant(s).

30 Tenant(s) are to notify landlord of leaks and/or

31 mechanical problems. No smoking allowed

32 on premises, including deck.

33 SECURITY DEPOSIT: Upon execution of this Agreement, Tenant shall pay a security deposit in the amount of \$ 1,000 to be held

34 by Landlord or Landlord's agent. The deposit, less any amounts legally withheld, will be returned to Tenant's last known address within twenty-

35 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

36 written statement accounting for amounts withheld. The statement shall describe each item of physical damage or other claim made against

37 the security deposit, and the amount withheld as reasonable compensation for each item or claim. If repair costs are not known within twenty-

38 one (21) days Landlord may use a good faith estimate in the written accounting. The reasonable cost for tenant damage, waste, or neglect of

39 the premises, normal wear and tear excluded, may be deducted from Tenant's security deposit as well as any amounts set forth in Wis.,

40 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.

41 DEDUCTIONS FROM PRIOR TENANT'S SECURITY DEPOSIT: Tenant is hereby notified that Tenant may do any of the following within

42 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

43 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

44 will supply Tenant with a list of all physical damages or defects charged against the previous tenant's security deposit regardless of whether

45 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

46 received or, within seven (7) days after Landlord notifies the previous tenant of the security deposit deductions, whichever occurs later. Landlord

47 need not disclose previous tenant's identity nor the amount deducted from the previous tenant's security deposit. Landlord will provide Tenant

48 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

49 considered to have accepted the Premises without any exceptions.

50 RULES: Landlord may make reasonable rules governing the use and occupancy of the Premises and the building in which it is located. Any

51 failure by Tenant to substantially comply with the rules will be a breach of this Agreement and may result in the eviction of Tenant. Landlord may

52 amend the rules to provide for newly added amenities or to meet changed circumstances or conditions adversely affecting the property. No

53 such amendments may unreasonably interfere with Tenant's use and enjoyment of the Premises or the property of which it is part. A copy of the

54 rules, if applicable, have been given to Tenant at the time of application and at the time of the signing of this Agreement.

LANDLORD: Tanya and Steve Peters

Agent for service of process (name)

(phone) (e-mail)

N53W27805 Bantry Rd

Sussex WI 53089

(city, village, town) (state) (zip)

Agent for maintenance, management (name)

(phone) (e-mail)

(address)

(city, village, town) (state) (zip)

Agent for collection of rents Landlord (name)

(phone) (e-mail)

(address)

(city, village, town) (state) (zip)

TERM: (Strike either (a) or (b) enter complete date.):

(a) Month to month beginning on

(b) For a term of 12 months beginning on 08/30/20 and ending on 08/30/21 at 12:00 noon.

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.

UTILITIES: Check if paid by: Landlord Tenant

Electricity X

Gas X

Heat X

Air Conditioning X

Sewer/Water X

Hot Water X

Trash X

Other X

If utilities or services payable by Tenant are not separately metered, tenant's share of payments are allocated as follows:

55 **NOTICE TO VACATE: Lease for Term** – No written notice is required to terminate a lease for term because the lease automatically ends on the
56 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
57 continue the tenancy beyond the original lease term and if so, enter into a new rental agreement accordingly. **Month to Month Tenancy** – Written
58 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
59 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
60 a calendar month.

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

64 **CONDITION OF PREMISES:** Tenant has had the opportunity to inspect the rental unit and has determined that it will fulfill their needs and
65 acknowledges that the unit is in good and satisfactory condition, except as noted in the Check-In / Check-Out sheet provided to them, prior to
66 taking occupancy. Tenant agrees to maintain the premises during their tenancy and return it to Landlord in the same condition as it was received
67 less normal wear and tear.

68 **POSSESSION AND ABANDONMENT:** Landlord shall give Tenant possession of the Premises as provided. Tenant shall vacate the Premises
69 and return all of Landlord's property promptly upon the expiration of this Agreement, including any extension or renewal, or its termination, in
70 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
71 under this Agreement, except that, if the Tenant vacates before the last day of the tenancy, and gives Landlord written notice that Tenant has
72 vacated, surrender occurs when Landlord receives the written notice that Tenant has vacated. If the Tenant mails the notice to Landlord,
73 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,
74 surrender occurs when Landlord learns that Tenant has vacated. If Tenant abandons the Premises before expiration or termination of this
75 Agreement or its extension or renewal, or if the tenancy is terminated for Tenant's breach of this Agreement, Landlord shall make reasonable
76 efforts to re-rent the Premises and apply any rent received, less costs of re-renting, toward Tenant's obligations under this Agreement. Tenant
77 shall remain liable for any deficiency. If Tenant is absent from the Premises for two (2) successive weeks without notifying Landlord in writing of
78 this absence, Landlord may deem the Premises abandoned unless rent has been paid for the full period of the absence.

79 **ABANDONED PROPERTY:** If Tenant vacates or is evicted from the premises and leaves personal property, Landlord may presume, in the
80 absence of a written agreement between the Landlord and Tenant to the contrary, that the Tenant has abandoned the personal property and
81 Landlord may dispose of it in any manner that the Landlord, in his sole discretion, determines is appropriate. Landlord will not store any items of
82 personal property that tenant leaves behind when tenant vacates or is evicted from the premises, except for prescription medicine or prescription
83 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
84 titled vehicle, Landlord will give Tenant and any other secured party that Landlord is aware of, written notice of intent to dispose of property by
85 personal service, regular mail, or certified mail to Tenant's last known address, prior to disposal.

86 **USE OF PREMISES AND GUESTS:** Tenant shall use the Premises for residential purposes only. Operating a business or providing child care
87 for children not listed as occupants in this Agreement is prohibited. Neither party may: (1) make or knowingly permit use of the Premises for any
88 unlawful purpose; (2) engage in activities which unduly disturb neighbors or tenants; and/or (3) do, use, or keep in or about the Premises anything
89 which would adversely affect coverage under a standard fire and extended insurance policy. Tenant may have guests residing temporarily in
90 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
91 the size and facilities of the Premises. Unless prior written consent is given by Landlord, Tenant may not have any person who is not listed on
92 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)
93 consecutive days within any one (1) month period. Tenant shall be liable for any property damage, waste, or neglect of the Premises, building,
94 or development in which it is located, that is caused by the negligence or improper use by Tenant or Tenant's guests and invitees.

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

101 **CRIMINAL ACTIVITY PROHIBITED:** Tenant, any member of Tenant's household, guest, or invitee shall not engage in or allow others to
102 engage in any criminal activity, including drug-related criminal activity, in the Premises or on the property. Pursuant to Wis. Stat. § 704.17(3m),
103 Landlord may terminate the tenancy of Tenant, without giving Tenant an opportunity to remedy the default, upon notice requiring Tenant
104 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
105 other invitee of Tenant or of a member of Tenant's household engages in any of the following: (a) criminal activity that threatens the health or
106 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
107 to peaceful enjoyment of their residences by persons residing in the immediate vicinity of the Premises, (c) criminal activity that threatens
108 the health or safety of Landlord or an agent or employee of Landlord, (d) drug-related criminal activity, which includes the manufacture or
109 distribution of a controlled substance, on or near the Premises. The above does not apply to a Tenant who is the victim, as defined in Wis.
110 Stat. § 950.02(4), of the criminal activity. It is not necessary that there have been an arrest or conviction for the criminal activity or drug-related
111 criminal activity.

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

116 **MAINTENANCE:** Pursuant to Wis. Stat. § 704.07, Landlord shall keep the structure of the building in which the Premises are located and
117 those portions of the building and equipment under Landlord's control in a reasonable state of repair. Tenant shall maintain the Premises under
118 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
119 Landlord, normal wear and tear excluded. Tenant shall not physically alter or redecorate the Premises, cause any contractor's lien to attach to the
120 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
121 appearance of the Premises or the property in which it is located, unless otherwise allowed under the rules or unless Landlord has granted
122 specific written approval. Landlord shall keep heating equipment in a safe and operable condition. Whichever party is obligated to provide heat
123 for the Premises they shall maintain a reasonable level of heat to prevent damage to the Premises and the building in which it is located.

00

Tenant 1 Initials Tenant 2 Initials Tenant 3 Initials Tenant 4 Initials

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

129 **CONTINUATION OF AGREEMENT:** If Tenant continues to occupy the Premises after the expiration of this Agreement and makes a timely
130 payment of rent, which is accepted by Landlord, Tenant shall be under a month to month tenancy with the same terms and conditions of the
131 original rental agreement unless other arrangements have been made in writing.

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

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

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

140 **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
141 considered temporary and does not waive Landlord's right to act on any future violation or breach by Tenant. Landlord, by accepting payment
142 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.

143 **TIME IS OF THE ESSENCE:** As to delivery of possession of Premises to Tenant, completion of repairs promised in writing in the Agreement
144 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
145 Agreement or by law.

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

147 **SPECIAL PROVISIONS:**

148 Landlord / Tenant Amendment are part of this lease.

149 Tenant(s) agree that emails / text messages are an acceptable form of communi-
150 cation for notifications and general correspondence.

151 Tenant(s) will provide updated contact information as it changes.

152 Proof of Renters Insurance is Required.

153 Tenant(s) agree to adhere by the NO PETS policy.

154 Tenant(s) agree to professional carpet cleaning before the end of the lease term.

155 _____

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

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

159 **Emergency Contact:**

160 Name _____ Phone _____ Relationship _____

161 Address _____ CITY _____ STATE _____ ZIP _____

162 **NOTE: SIGNING OF THIS AGREEMENT CREATES LEGALLY ENFORCEABLE RIGHTS.**

See page 4 for additional provisions. →

163 **OWNER / AGENT OF OWNER** Signature: Dani Peters Date: 06/26/20

164 Print Name: Tanya Peters

165 **TENANT(S)** Signature: Daniel J. Ottow Date: 6/27/20

166 Print Name: Daniel J. Ottow

167 _____

168 Signature: _____ Date: _____

169 Print Name: _____

170 Signature: _____ Date: _____

171 Print Name: _____

172 Signature: _____ Date: _____

173 Print Name: _____

174 **PAYMENT FOR DAMAGE:** Tenant is responsible for any damage, waste, or neglect caused by Tenant, any members of Tenant's household, 175 guests or invitees including, but not limited to, damage, waste, or neglect to the Premises, common areas, building, or grounds. Tenant must 176 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 177 estimated repair cost before work will begin. Payment of said cost by Tenant does not waive Landlord's right to terminate Tenant's tenancy for 178 causing the damage, waste, or neglect. Failure to pay said amounts within the specified time period is a material breach of this Agreement and 179 grounds for eviction.

180 **REIMBURSEMENT TO LANDLORD:** If Tenant fails to pay any amounts that Tenant is responsible for under this Agreement, Landlord has the 181 option, but is not required, to pay said amounts on behalf of Tenant and demand reimbursement. Reimbursement must be made within ten (10) 182 days of demand. Reimbursement after Landlord's demand does not waive Landlord's right to terminate Tenant's tenancy for failing to pay said 183 amounts initially. Failure to reimburse Landlord after demand is a material breach of this Agreement and grounds for eviction.

184 **NO MODIFICATIONS TO PREMISES:** Tenant may not make any modifications to the Premises without the prior written consent of Landlord. 185 Modifications include, but are not limited to, removal of any fixtures, painting of any rooms, installation of blinds or other window coverings, 186 drilling of holes, mounting of flat-screen televisions to the wall, building of any additions, installation of any satellite dishes, or any modifications 187 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 188 related items within reason. If Tenant violates this provision Tenant will be charged the actual costs incurred by Landlord to return the Premises 189 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.

190 **EXTERMINATION COSTS:** Tenant will be responsible for the costs of extermination or removal of any insects, pests, or rodents that are 191 found on the Premises, and which are the result of the Tenant's (or any member of the Tenant's household, Tenant's guests, or invitees) acts, 192 negligence, failure to keep the Premises clean, failure to remove garbage and waste, and/or improper use of the Premises.

193 **ENTRY BY LANDLORD:** Landlord may enter the Premises occupied by Tenant, with or without Tenant's consent, at reasonable times upon 194 twelve (12) hours advance notice to inspect the Premises, make repairs, show the Premises to prospective tenants or purchasers, or comply 195 with applicable laws or regulations. Landlord may enter without advance notice when a health or safety emergency exists, or if Tenant is absent 196 and Landlord believes entry is necessary to protect the Premises or the building from damage. Neither party shall add or change locks without 197 providing the other party keys. Improper denial of access to the Premises is a breach of this Agreement.

198 **BREACH AND TERMINATION:** Failure of either party to comply substantially with any material provision is a breach of this Agreement. 199 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 200 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 201 Tenant fails to comply with such notice, Landlord may declare the tenancy terminated and proceed to evict Tenant from the Premises, without 202 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 203 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 204 covenant or condition of Tenant's lease, this lease may be terminated if Landlord gives notice to Tenant to vacate on or before a date at least 205 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 206 pursuant to Wis. Stats. §§ 704.17(3m), 704.17(2)(c), and 704.16(3). These provisions shall apply to any lease for a specific term and do not 207 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. 208 Stats. §§ 704.07(4) and 704.45; and Wis. Admin. Code § ATCP 134.

209 **RESPONSIBILITY FOR UTILITIES:** Tenant must maintain, and will be responsible for the cost of, all utilities for the Premises until the end of 210 the lease term or until the last day that the Tenant is responsible for rent.

211 **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. 212 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 213 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 214 defined as "rent."

215 **REPAIRS:** Any promise by Landlord, made before execution of this Agreement, to repair, clean, or improve the Premises, including the promised 216 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 217 of repairs does not apply to any delay beyond Landlord's control. Landlord shall give timely notice of any delay to Tenant.

218 **CODE VIOLATIONS AND ADVERSE CONDITIONS:** There are no code violations or other conditions affecting habitability of the Premises 219 unless indicated otherwise in writing.

220 **RENTERS INSURANCE RECOMMENDED:** Landlord recommends that Tenant purchase Renter's Insurance to protect Tenant's personal 221 property and to protect Tenant from any liabilities while living at the property. Tenant understands that if they do not purchase Renter's Insurance 222 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/ 223 or the Landlord.

224 **NOTICE OF DOMESTIC ABUSE PROTECTIONS:**

225 1. As provided in Wis. Stat. § 106.50 (5m) (cm), a tenant has a defense to an eviction action if the tenant can prove that the landlord knew, or 226 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 227 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 228 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 229 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 230 has not subsequently invited the person to be the tenant's guest.

231 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 232 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 233 enforcement agency.

234 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.

235 **DAMAGE BY CASUALTY:** If the Premises are damaged by fire or other casualty ("the casualty") to a degree which renders it untenable, 236 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 237 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 238 was caused in any part by the negligence or intentional acts of Tenant, members of Tenant's household, guests or invitees. Tenant may be 239 required to vacate the Premises during repairs. If, in Landlord's sole discretion, the Premises cannot be repaired in a reasonable period of time, 240 this Agreement will terminate as of the date of the casualty. If, after the casualty, the Premises remain tenable, Landlord will complete repairs 241 as soon as reasonably possible.

DO

Tenant 1 Initials Tenant 2 Initials Tenant 3 Initials Tenant 4 Initials

[Print Record](#)[Import Data](#)[Clear Data](#)**RULES AND REGULATIONS**Tenant(s): Daniel OttowAddress: 1264 S. Forest Ln City: Prairie du sac State: WI Zip: 53578**GENERAL**

- 1 These rules and regulations are necessary to insure the proper use and care of the property as well as to insure the protection and safety of the landlord, his 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 Landlord will not tolerate criminal activity or any other activity that disturbs others or damages the property.
- 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 and eviction.
- 7 These rules and regulations will be enforced strictly and without exception.

USE OF THE PROPERTY

- 8 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.
- 9 The property is to be used as a personal residence only and is for the individuals listed on the rental agreement only.
- 10 The property shall not be used to operate any form of business for any reason, including but not limited to, a child-care facility.
- 11 The property shall not be used for any illegal activity whatsoever or for any activity that in the opinion of the landlord will damage the property.
- 12 Tenant shall not do anything in the premises or on the property that may increase the risk of fire or compromise safety, increase the landlord's insurance premiums, or which would be a violation of state or local laws or regulations.
- 13 Tenant shall not keep any hazardous items inside of the property, including but not limited to: lighter fluid, gasoline, kerosene, propane, paint thinner, acetone, or other volatile materials.
- 14 No rummage sales, or sales of any kind, may be held on the property without the prior written consent of landlord.
- 15 No car washes, for profit or otherwise, may be held on the property without the prior written consent of landlord.
- 16 Tenant agrees to use all appliances, fixtures, and equipment in a safe manner and only for the purpose for which it was intended.
- 17 Tenant agrees not to destroy, deface, damage, or remove, any part of the property.

APPEARANCE & UPKEEP OF PROPERTY

- 18 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.
- 19 Tenant shall use only appropriate window coverings, such as drapes or blinds. Rugs, towels, blankets, or sheets are not allowed.
- 20 Tenant agrees to keep the rental unit in a clean, safe, and sanitary condition and not litter the property.
- 21 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.
- 22 Tenant is responsible for replacing any batteries for smoke alarm and carbon monoxide detectors located within the rental unit.
- 23 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.
- 24 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.
- 25 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 the tenant.
- 26 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 the tenant's responsibility.
- 27 Tenant shall cooperate with the landlord to keep common areas and grounds in a safe and clean condition.
- 28 Tenant agrees to promptly notify landlord of any maintenance or repair issues.

MODIFICATIONS TO PROPERTY

- 29 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.
- 30 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.
- 31 Tenant is not authorized to instruct any contractors hired by landlord to provide any additional services not previously authorized by landlord.

DAMAGE TO THE PROPERTY

- 32 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.
- 33 Tenant must reimburse landlord for any repair costs within fifteen (15) days of demand.

CHANGING LOCKS

- 34 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.
- 35 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.
- 36 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.
- 37 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

- 38 Tenant will be responsible for the cost of any and all plumbing repairs resulting from the improper use of the plumbing facilities by tenant. 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.
- 39 Tenant will immediately report to landlord in writing if any pipes or faucets are leaking or if any toilet continues to run.
- 40 Tenant will not leave water running except during actual use.
- 41 Tenant will only do laundry in designated areas and during the posted hours unless otherwise approved by landlord.

SMOKING

- 42 No smoking is allowed on the property at any time unless otherwise indicated in writing by landlord.
- 43 Any damage to the property as a result of tenant's smoking will be the tenant's responsibility.

WATERBEDS

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

LOITERING

- 45 Tenant will not loiter, congregate, or play in common areas of the building, including but not limited to the hallways, stairways, basement, garages, storage areas, and driveways.

NOISES & ODORS

- 46 Tenant will not make or permit noises or 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 or neighbors.

GUESTS

- 47 Tenant is responsible for the conduct of any and all guests.
- 48 No guest shall remain overnight in the property for more than two (2) weeks per month without the prior written consent of landlord.
- 49 No guest shall remain on the property unless tenant is also present.

PETS

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

GRILLING

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

SUBLETTING / ASSIGNMENT

- 56 Tenant is not allowed to sublet or assign the rental unit, or any part of it, without the prior written consent of landlord.

VEHICLES

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

INSURANCE

- 69 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

- 70 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.

ADDITIONAL RULES AND REGULATIONS:

- 71 Smoke & CO Detectors to be maintained by tenant functioning at all times. Tenant will notify landlord immediately
- 72 if detectors are not operational or if there are any other known mechanical problems or plumbing leaks
- 73 Tenant is responsible for any clogged plumbing (including toilets and drains). Lint traps are to remain on wash machine
- 74 discharge hose and should be changed out if clogged. Furnace filters should also be changed regularly(at minimum qu).
- 75 No wiring of any kind is allowed on inside or outside of unit or building(cable, internet, phone etc.) without written
- 76 permission of landlord.
- 77 No painting or other alterations allowed without written permission from landlord.
- 78 Felt/Rubber pads are to be used under any furniture resting on the floors.
- 79 Exterior/Basement doors are to remain locked at all times.
- 80 Tenant must update contact information as it changes and tenant agrees that e-mails are accepted for any notification
- 81 Off-street parking is available for (2) vehicle and guests must park on the street.
- 82 Smoking is not allowed in the building or on the premises
- 83 Summer Yard work & winter snow removal is shared with the other residents in the building.
- 84 No storage of flammable substances is allowed on premises.
- 85 No Direct TV or Satellite Dish allowed. Cable drilling in to unit not allowed without written approval of landlord.

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 1 | <u>Daniel J. Ottow</u> <small>Print Name</small> | <u>Daniel J. Ottow</u> <small>Signature</small> | <u>6/27/20</u> <small>Date</small> |
| Tenant 2 | _____ <small>Print Name</small> | _____ <small>Signature</small> | _____ <small>Date</small> |
| Tenant 3 | _____ <small>Print Name</small> | _____ <small>Signature</small> | _____ <small>Date</small> |
| Tenant 4 | _____ <small>Print Name</small> | _____ <small>Signature</small> | _____ <small>Date</small> |
| Landlord | _____ <small>Print Name</small> | _____ <small>Signature</small> | _____ <small>Date</small> |

Apply to account: NA

190221970

DANIEL OTTOW

64-70
611

DATE
02/22/2021

0180589751

iPay Solutions
PO BOX 258819
Oklahoma City, OK 73125-8819
Phone: 866-851-4729 ext 705520

PAY (ONE THOUSAND DOLLARS AND NO/100)

AMOUNT

**\$1000.00

TO
THE
ORDER
OF

TANYA PETERS

SunTrust Bank

Gene Swearingen

Void After 90 Days

⑈0180589751⑈ ⑆061100790⑆ 8800623343⑈

Back Image

FEDERAL RESERVE BANK REGULATION CC
Amounts payable on this instrument are limited to the amount of funds on deposit with the issuing institution at the time the instrument is cashed. Funds may be held in a suspense account for up to 90 days after the instrument is cashed. Funds may be held in a suspense account for up to 90 days after the instrument is cashed. Funds may be held in a suspense account for up to 90 days after the instrument is cashed.

mobile deposit
Deposit Credit Union
3/2/2021
DO NOT WRITE, STAMP, OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE