

Great River Property Management

205 5th Avenue S, Suite 324 • La Crosse, WI 54601
(608) 570-4246



1. Residential Lease

1.1 PARTIES AND OCCUPANTS

This Lease of the Premises identified below is entered into by and between the Landlord and Tenant (referred in the singular whether one or more) on the following terms and conditions. Contract is between you, the undersigned resident(s):

Marissa Acosta

and us, the owner/agent:

Great River Property Management

Address (You've agreed to rent the property located at):

1514 Bainbridge Street
LA CROSSE, WI 54601

for use as a private residence only. The terms "you" and "your" refer to all residents listed above. The terms "we," "us," and "our" refer to the owner/agent listed.

The apartment will be occupied exclusively by the resident(s) listed above. The Owner/Agent must approve unauthorized occupants living in the premises for longer than 7 consecutive days.

X MAP
Marissa Acosta

1.2 LEASE DURATION

The terms of this tenancy shall commence on 12/01/2023 and end on . This lease is only for the stated term and is NOT automatically renewable. Landlord and Tenant must agree in writing if tenancy is to continue beyond the last day of the rental term.

X MAP
Marissa Acosta

1.3 RENTS AND CHARGES

You shall pay \$1,550.00 per month for rent.

Every month thereafter, you must pay your rent on or before the 1st day of each month. Online rent payment is available. ALL TENANTS, IF MORE THAN ONE SHALL BE JOINTLY AND SEVERALLY LIABLE FOR THE FULL AMOUNT OF ALL PAYMENTS DUE UNDER THIS LEASE.

If rent is not received by the 1st of each month, a \$5 per day late fee will apply until balance is paid in full.

A charge of \$35 will apply for every returned check or rejected electronic payment plus the amount of any fees charged to the Owner/Agent by any financial institution as a result of the check not being honored, plus any applicable late fee charges. If you don't pay rent on time, you'll be delinquent and all remedies under this Lease Contract will be authorized.

We may change the terms of this lease in accordance with applicable law and other modifications to the terms of the contract.

X UAP
Marissa Acosta

1.4 SECURITY DEPOSIT

Upon execution of this Lease, Tenant agrees to pay a security deposit in the amount of \$1,500.00, due on or before the date this Lease Contract is signed. When Tenant vacates the Premises or it expires, Tenant's security deposit, less and amounts legally withheld, will be delivered or mailed to Tenant's last known address within 21 days after the date established in Wis. Stat 704.28(4). Tenant is responsible for giving Landlord his/her new address. When Tenant vacates the Premises, Tenant shall return, or account for, any of Landlord's property held by Tenant, such as keys, garage door openers, etc. We will hold the security deposit for the term of the tenancy and, upon termination of the tenancy, reserve the right to use the security deposit, or portions thereof, to cover any charges related to your performance of this Lease Contract, including, but not limited to, cleaning, repair of damages, unpaid rent, late fees, and returned check fees. A \$15 administrative fee is assessed on any security deposit check that is reissued due to tenant not providing a correct forwarding address upon move out.

X UAP
Marissa Acosta

1.5 UTILITIES

Tenant must pay all utility charges that are separately metered or subject to cost allocation, excluding the following (the following is included in rent):

Water, Trash

You do pay for all other utilities, related deposits, and any charges, fees, or services on such utilities. We do not guarantee or warrant that there will be no interruption of utility service. You shall contact the utility service provider in the event of an interruption of service. If your electricity is ever interrupted, you must use only battery-operated lighting.

X UAP
Marissa Acosta

1.6 CASUALTIES/INSURANCE

If the Premises are damaged by fire or other casualty to a degree that renders them untenable, Tenant may move out unless Landlord promptly proceeds to repair and rebuild. Tenant may move out if the repair work causes undue hardship. If Tenant remains, rent abates to the extent Tenant is deprived of normal full use of the Premises until the Premises are restored. If repairs are not made, this Lease shall terminate. If the Premises are damaged to a degree which does not render them untenable, Landlord shall repair them as soon as reasonable possible.

We do not maintain insurance to cover your personal belongings or personal injury. You assume all liability for personal injury, property damage or loss, and insurable risk. Tenant(s) need to maintain renter's insurance during the term of their tenancy with this property to cover for losses to your personal property or injuries due to theft, fire, water damage, pipe leaks, etc.

X UAP
Marissa Acosta

1.7 CHECK-IN SHEET

Landlord shall provide Tenant with a check-in sheet when Tenant commences his or her occupancy of the Premises. Tenant shall be given 7 days from the date Tenant commences his or her occupancy to complete the check-in sheet and return it to Landlord.

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Marissa Acosta

1.8 LANDLORD'S RIGHT TO ENTER

Landlord may enter the Premises occupied by Tenant, at reasonable times with at least 12 hours advance notice, to inspect the Premises, make repairs, show the Premises to prospective tenants or purchasers, or comply with applicable laws and regulations. Landlord may enter without advance notice upon consent of Tenant, when a health or safety emergency exists, or if Tenant is absent and Landlord believes entry is necessary to protect the Premises or the building; in which they are located from damage.

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Marissa Acosta

1.9 MITIGATION/PERSONAL PROPERTY

If Tenant unjustifiably removes from the Premises before the last day of the rental term, Tenant shall be liable for all rent due under this Lease through the last day of the term, plus damages incurred by Landlord, and less any net rent received by Landlord in re-renting the Premises. If Tenant is absent from the Premises for three consecutive weeks without written notice of such absence to Landlord, Landlord may deem that Tenant has removed from the Premises unless rent has been paid for the period of absence, and proceed to re-rent the Premises. Unless otherwise agree to in writing, if Tenant removes from the Premises or is evicted from the Premises and leaves personal property behind, Landlord may presume that Tenant has abandoned the personal property. Landlord will NOT store personal property abandoned by Tenant and may dispose of it in any manner deemed appropriate by Landlord. If the personal property is prescription medication or prescription medical equipment, Landlord shall hold the property for 7 days from the date on which Landlord discovers the property. After that time, Landlord may dispose of this property in the manner that Landlord determines is appropriate, but shall promptly return the property to Tenant if Landlord receives a request for its return before disposing of it [per Wis. Stat 704.05(5)am].

1.10 SALE OF PREMISES

Upon voluntary or involuntary transfer of ownership of the Premises, Landlord's obligations under this Lease are expressly released by Tenant. The new owner of the Premises shall be solely responsible for the Landlord's obligations under this Lease.

1.11 LEAD-BASED PAINT PROVISION

Tenant has received, read and understand Landlord's lead-based paint (LBP) disclosures and the *Protect Your Family From Lead in Your Home Pamphlet*. Tenant agrees to follow the practices recommended in the Pamphlet and shall immediately notify Landlord in writing if Tenant, Tenant's guests or any other occupant observes any other conditions indicating the presence of a potential LBP hazard, as described in the Pamphlet. **DISREGARD THIS SECTION IF YOUR RESIDENCE WAS BUILT AFTER 1978 - IT DOES NOT APPLY TO THIS LEASE.**

1.12 TENANT RULES AND OBLIGATIONS

During the term of this Lease, as a condition of Tenant's continuing right to use and occupy the Premises, Tenant agrees and promises, unless Landlord otherwise provides in writing as follows:

1. To use the Premises for residential purposes only for Tenant and Tenant's immediate family.
2. To NOT make or permit use of the Premises for any purpose that will injure the reputation of the Premises or the building of which they are a part.
3. To NOT use or keep in or about the Premises anything that would adversely affect coverage of the Premises or the building of which they are a part under a standard fire or extended insurance policy.
4. To NOT make excessive noise or engage in activities which unduly disturb neighbors or other tenants in the building in which they Premises are located.
5. To NOT permit in or about the Premises any pet unless specifically authorized by Landlord in writing.
6. To obey all lawful orders, rules and regulations of all government authorities.
7. To keep the Premises in clean and tenable condition and in as good repair as on the first day of the lease term, normal wear and tear excepted.
8. To maintain a reasonable amount of heat in cold weather to prevent damages to the Premises, and if damage results from Tenant's failure to maintain a reasonable amount of heat, Tenant shall be liable for this damage.
9. Unless Tenant has received specific written consent from Landlord, to NOT do or permit any of the following:

1. Paint upon, attach, exhibit, or display in or about the Premises any sign.
 2. Alter or redecorate the Premises.
 3. Drive nails, tacks and screws or apply other fasteners on or into any wall, ceiling, floor or trim/work of the Premises.
 4. Attach or affix anything to the exterior of the premises or the building in which it is located.
10. To NOT permit any guest or invitee to reside in the Premises without prior written consent of Landlord. If Landlord
 11. To be responsible for all acts of negligence or breaches of this Lease by Tenant and Tenant's guests and invitees, and to be liable for any resulting property damage or injury.
 12. To NOT assign this Lease nor sublet the Premises or any part thereof without the prior written consent of Landlord.
 13. To vacate the Premises at the end of the term, and immediately deliver the keys, garage door openers, parking permits, etc., and Tenant's forwarding address to Landlord.
 14. Landlord may make additional reasonable rules governing the use and occupancy of the Premises and the building in which they are located. Tenant acknowledges the rules stated above. Any failure by Tenant to comply with the rules is a breach of this Lease.

X MAAR
 Marissa Acosta

1.13 NOTICE OF DOMESTIC ABUSE PROTECTIONS

As provided in section 106.50(5m)(dm) of the Wisconsin statutes, a tenant has a defense to an eviction action if the tenant can prove that the landlord knew, or should have known, the tenant is a victim of domestic abuse, sexual assault, or stalking and that the eviction action is based on conduct related to domestic abuse, sexual assault, or stalking committed by either of the following:

1. A person who was not the tenant's invited guest.
2. A person who was the tenant's invited guest, but the tenant has done either of the following:
 1. Sought an injunction barring the person from the premises
 2. Provided a written statement to the landlord stating that the person will no longer be an invited guest of the tenant and the tenant has not subsequently invited the person to be the tenant's guest.

A tenant who is a victim of domestic abuse, sexual assault, or stalking may have the right to terminate the rental agreement in certain limited situations, as provided in section 704.16 of the Wisconsin statutes. If the tenant has safety concerns, the tenant should contact a local victim service provider or law enforcement agency.

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.

1.14 CODE VIOLATIONS

Landlord has no actual knowledge of any building code or housing code violation that affects the Premises or a common area associated with the Premises, presents a significant threat to Tenant's health or safety, and has not been corrected, unless disclosed by Special Conditions or an Attachment to this Lease [per Wis Stat. 704.07(2)(bm)]. The Premises do NOT contain any of the following configurations adversely affecting habitability unless listed under Special Conditions or in an Attachment: No hot or cold running water, plumbing or sewage disposal facilities not in good operating order, unsafe or inadequate heating facilities (incapable of maintaining at least 67 degree F in living areas), no electricity, electrical wiring or components not in safe operating condition, or structural or other conditions that are substantially hazardous to health or safety. Wisconsin law requires that the Landlord maintain any smoke detectors located in any building common areas. Tenant shall maintain any smoke detector on the Premises, or give Landlord written notice if a smoke detector is not functional. Landlord shall provide, within five days of receipt of any such notice, any maintenance necessary to make that smoke detector functional. Landlord also shall install functional carbon monoxide (CO) detectors in the Premises and in common areas, as required by law.

1.15 AGENCY NOTICE - SEX OFFENDER NOTICE

Tenant understands that any property manager, rental agent or employees thereof are representing the Landlord. You may obtain information about the Sex Offender Registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://zoffender.doc.stat.wi.us/public/> or by phone at 608-240-5830.

By initialing below, you acknowledge and agree to the terms in Section 1.

X MAP
Marissa Acosta

2. Non-Standard Rental Provisions/Rules & Regulations

2.1 SECURITY DEPOSIT

In addition to the standard security deposit deductions allowable under ATCP 131.06 (3) (a), Landlord may deduct from my (our) security deposit the items and charges identified in these non-standard rental provisions if not paid at the end of my (our) lease term.

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Marissa Acosta

2.2 DISPOSITION OF PERSONALITY LEFT BY TENANT

Landlord may deduct the funds from the tenant's security deposit for the following reasons to remediate and/or subsidize the following if not paid at the end of this lease term including but not limited to the following:

1. Late fees as provided in my (our) rental agreement.
2. Any unpaid rent due to payable at the time I (we) vacate.
3. Any moneys due above and beyond balance in any utility account.
4. Advertising costs and all other administrative costs associated with early termination of my (our) rental agreement (i.e. screening, showing). If you terminate your lease prior to the lease end date each tenant(s) will be charged a \$600.00 early termination charge to cover the costs of re-leasing the apartment.
5. If staff is called out to respond to lease violations, or any other unacceptable behavior, the tenant(s) that are responsible will be charged at a rate of \$75.00 per hour. Likewise, all time spent on office work associated with these types of behaviors will be charged out at \$40.00 per hour.
6. Re-keying or changing locks that were: (a) requested by me (us) during the term of my (our) rental agreement; (b) at my (our) direction because I (we) lost my (our) keys or for other reason caused by me (us); (c) due to my (our) failure to return all keys upon surrender of the premises. If key(s) are made during your tenancy due to loss, you will be charged for reproduction.

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Marissa Acosta

2.3 KEYS / LOCKOUT

Tenants requiring Management to unlock their premises for them during normal business hours between 7 am and 5 pm Monday through Friday will be subject to a \$10.00 charge for each occurrence and \$100.00 during non-business hours.

X MAP
Marissa Acosta

2.4 HOLDOVER

Landlord shall recover as minimum damages twice the rental value apportioned on a daily basis for the time the tenant remains in possession without consent of the tenant's landlord after expiration of a lease.

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Marissa Acosta

2.5 CLEANLINESS / PROPERTY UPKEEP

I/We agree that the unit will be cleaned and ready to rent for the next occupant. If the unit is not clean, the landlord may deduct the actual cost of performing cleaning services, either with an outside cleaning company or by his/her employees at a rate of \$40.00 per hour. Keeping the premises clean is your responsibility and includes: Shampooing/vacuuming carpets as needed, sweeping/mopping floors, cleaning windows (inside only), dusting/wiping down walls, baseboards, ceilings, doors, windows, window coverings, ceiling fans, kitchen cabinets, countertops, cupboards drawers and built in shelves. Also includes sinks, tubs and toilets and all appliances. Appliances left dirty upon vacating the property will result in a cleaning charge of \$100.00 per appliance. Carpets left dirty or in a manner which exceeds normal wear and tear will result in a charge of \$200.00. Cleaning left for the landlord will be charged \$40.00 per hour. All unpaid balances of rent, fees, and other charges will be deducted from security deposit. Tacks, nails, tape or "glow" decoratives (stars, planets, etc.) are not to be used on walls or ceilings as they can ruin the surfaces and require subsequent filling & repairing. You may use existing nails, but do not add others.

X MAR
Marissa Acosta

2.6 SMOKING

Smoking (Cigarette, E-cig, illegal drugs) is not allowed inside the premises or on the front porch. Tenant will keep lawns, porches, etc. free of cigarette butts or related smoking materials. Tenants will be assessed a charge in the amount of \$150.00 for each violation of these smoking restrictions. Landlord will take ALL necessary steps to remedy the problem for future tenants at current tenant's expense including painting walls/ceiling, cleaning carpet, disinfecting, etc.

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Marissa Acosta

2.7 PETS / ANIMALS

Animals are absolutely NOT allowed at this premises by tenant(s) or guest unless approved in writing. A penalty fee of \$500.00 per incident will be imposed if an animal is found residing in the apartment. Landlord will take ALL necessary steps to remedy the problem for future tenants at current tenant's expense including replacing or cleaning carpet, disinfecting, etc.

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Marissa Acosta

2.8 PERSONAL PROPERTY

The landlord will not store any items of personal property that the tenant leaves behind when the tenant removes from, or if the tenant is evicted from, the premise. Tenants will be charged removal and storage fees for all items left behind.

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Marissa Acosta

2.9 UNAUTHORIZED TENANTS

If you allow an unauthorized person to move into your apartment, not approved in advance, including signing the lease, tenant(s) agrees

They will be assessed a fee/fine of \$500.00 and be subject to eviction. Such charges may be deducted from a tenant's security deposit.

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Marissa Acosta

2.10 WALL STREAKING

Tenant(s) agree to not burn candles, incense or use plug-in scented devices in the apartment. Tenant will be responsible for paying for any necessary painting or repairs due to tenant's use of candles.

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Marissa Acosta

2.11 NAIL HOLES

Tenant(s) are allowed to use only a limited number of small nails or tacks to hang items on walls. Double sided tape, adhesive wall fasteners, screws and large nails are not permitted. No fasteners or nails are allowed to be nailed or stuck to any doors or trim. Tenant(s) may not fill nail holes or paint prior to move out.

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Marissa Acosta

2.12 FURNITURE

Tenants agree that all furniture and household items must remain away from any wall to prevent paint chipping and staining. Tenant(s) are responsible for ALL wall cleaning upon move out to remove marks, stains, etc. Items will not be placed in a manner that covers or blocks a heat source.

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Marissa Acosta

2.13 PLUMBING

The plumbing will stop up when paper articles other than toilet paper are flushed. If it is necessary for a plumber to clean the sewer lines, you may be without plumbing for more than a day. Please do not flush feminine hygiene products down the toilet and do not pour oil or grease down your kitchen sink. Plumbing expenses caused by blockages created by a tenant's inappropriate use of a toilet, tub, or sink MAY be their financial responsibility. Please make the landlord aware of any "running" toilet promptly. Use a screen in the shower drain to prevent hair buildup in the pipes. DO NOT use Drano in a toilet, but rather a clog remover suitable for toilets. Keep shower curtains INSIDE the edge of the tub to prevent soaking the floor. Tenant will be responsible for paying for any necessary repairs due to non-compliance with these established rules.

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Marissa Acosta

2.14 EXTERMINATION COSTS

Tenant will be responsible for the costs of extermination or removal of any insects, pests, or rodents that are found on the Premises, and which are the result of the Tenant's (or member of the Tenant's household, Tenant's guests, or invitees) acts, negligence, failure to keep the

Premises clean, failure to remove garbage and waste, and/or improper use of the Premises.

X MAP
Marissa Acosta

2.15 LANDLORD'S RIGHT OF ENTRY

Tenant hereby grants Landlord (and/or Landlord's agents) the right of entry into the premises during normal business hours with additional notice for maintenance requests. Tenant(s) that do not comply with this requirement will be subject to a \$100.00 charge occurrence.

X MAP
Marissa Acosta

2.16 BEDS, ETC.

Water beds and large aquariums are not allowed (floor load stress and potential for water leak.)

X MAP
Marissa Acosta

2.17 ENTERTAINING

Consider your neighbor(s) and keep noise level down, especially in summer when windows are open. Keg parties or the equivalent of not allowed in the apartment or on the apartment premises.

X MAP
Marissa Acosta

2.18 FURNITURE / GRILLS

Furniture is to remain indoors at all times. Grills are not permitted on any deck or structure attached to a building. No coals in rock beds. Grills should be properly maintained and kept a reasonable distance (at least 12 feet) from the structure or any flammable materials. Grills are not allowed on a deck/patio.

X MAP
Marissa Acosta

2.19 RENTER'S INSURANCE

Tenant(s) must maintain renter's insurance during the term of this lease agreement.

X MAP
Marissa Acosta

2.20 AIR CONDITIONER

Air conditioners are NOT allowed to be placed in any window in the apartment.

X MAR
Marissa Acosta

2.21 LAUNDRY

Please be respectful of the appliances. Wet laundry can lead to mold and mildew in appliances and clothing. PLEASE CLEAN OUT LI TRAPS AFTER EACH USE.

X MAR
Marissa Acosta

2.22 LAWN / SIDEWALKS / PARKING

Tenant is responsible for maintaining a presentable lawn appearance including mowing. Tenant(s) are assessed a fee of \$80 for mowing if lawn is not mowed within a reasonable standard. Tenants are responsible for snow removal of sidewalks according to local ordinances. Tenants will maintain a neat, orderly garbage collection area. Adhere to city garbage recycling regulations and use the dumpsters provided. No cigarette butts or trash allowed on lawn.

X MAR
Marissa Acosta

2.23 ROOFS

Stay off roofs (for safety concerns and to avoid any damage.) No satellite dishes are permitted to be mounted on the roof or any part of the building.

X MAR
Marissa Acosta

2.24 WINDOWS

All windows are to be kept closed during rain, snow, and severe windstorms. Window screens are not to be removed for any reason. Windows are to remain CLOSED during the winter months.

X MAR
Marissa Acosta

2.25 SMOKE / CARBON MONOXIDE DETECTORS

These are installed in all properties by the landlord in accordance with state and local laws/ordinances. Tenants will not disconnect or disable any detectors without notifying the landlord of the need for repair or replacement.

X MAR
Marissa Acosta

2.26 APPLIANCES / UTILITIES

No coffee makers or cooking related appliances are to be used outside of the kitchen

X MAR
Marissa Acosta

2.27 LIMITATION ON LIABILITY

Tenant expressly agrees that Landlord shall not be liable to Tenant or Tenant's guests and invitees, for damage or loss of personal property located in or about the Leased Premises or the building of which the Leased Premises are a part, unless such damage or loss is directly caused by acts of negligence of the Landlord. Tenant expressly agrees that Landlord shall not be liable for any injuries to the Tenant, including Tenant's guests and invitees, which occur on or about the Leased Premises, unless such injury is directly caused by acts of negligence of the Landlord.

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Marissa Acosta

2.28 REPAIRS

Prompt notification to the property manager regarding any potential repairs is appreciated.

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Marissa Acosta

2.29 ELECTRONIC NOTIFICATION

Landlord may send a notice such as setting up a showing or notice to enter a unit and documents such as a rental agreement and security deposit disposition and refund via electronic means.

X MAR
Marissa Acosta

2.30 AGREEMENT

Submit a maintenance request for maintenance issues through Appfolio. Call Xcel Energy at 800-895-4999 for natural gas odors.

I (we) have read and understand the above Nonstandard Rental provisions of my (our) rental agreement. By my (our) initials and/or signature(s), I (we) acknowledge that the Landlord has identified and discussed each of the above provisions with me (us). I (we) agree to the terms of the "initialed" items above.

X MAP
Marissa Acosta

By initialing below, you acknowledge and agree to the terms in Section 2.

X MAP
Marissa Acosta

Great River Property Management

1000 Avenue of the Americas, Suite 1000
New York, NY 10018

3. Sign and Accept

3.1 ACCEPTANCE OF LEASE

This acknowledgment document is a part of the lease agreement and is intended to be read in conjunction with the lease agreement and its exhibits. You will receive a printed copy of this acknowledgment.

X [Signature] _____
Name: _____

12/1/23 _____
Date: _____

X Brian Fisher _____
Name: _____

1/31/25 _____
Date: _____