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RULES AND REGULATIONS

<p>A. RULES AND REGULATIONS ADDENDUM</p>	<ol style="list-style-type: none"> 1. This addendum is incorporated into Tenant’s Residential Rental Agreement. If there are any conflicts between the terms and conditions of this addendum and those contained in the Residential Lease Agreement, the terms and conditions of this addendum shall be controlling. 2. The Rules and Regulations listed herein are part of your <i>Rental Agreement</i>. Tenant(s) agree to and accept each initialed provision listed herein. 3. The Rules and Regulations are for the comfort and convenience of all Tenants and are necessary to ensure the proper use and care of the property as well as the protection and safety of the Landlord, Agent, Employees, other Tenants, and neighbors.
<p>B. TENANT(S) AGE 18 AND OVER</p>	<p>Adult Tenant 1</p> <p>Adult Tenant 2</p> <p>Adult Tenant 3</p> <p>Adult Tenant 4</p> <p>Adult Tenant 5</p>
<p>C. PROPERTY ADDRESS</p>	<p>Address</p> <p>Unit</p> <p>City</p> <p>State</p> <p>Zip Code</p>

<p>D. GENERAL</p>	<ol style="list-style-type: none"> 1. Tenant will be responsible for the conduct of any and all family members, guests, invitees, and/or others under Tenant's control. 2. Tenant shall not engage in criminal activity or any other activity that disturbs others or damages the property. 3. Nothing in the prior sentence authorizes Landlord to terminate the tenancy of Tenant based solely on the commission of a crime in or on the rental property if Tenant, or someone who lawfully resides with Tenant, is the victim, as defined in Wis. Stat 950.02(4) of that crime. 4. A violation of these Rules and Regulations constitutes a material breach of Tenant's rental agreement and may result in termination of tenancy as allowed by law. 5. The Landlord will not tolerate activities that disturb other Tenants or damage the property. The Rules and Regulations will be enforced strictly and without exception.
<p>E. UTILITIES & TEMPERATURE</p>	<ol style="list-style-type: none"> 1. Tenant(s) agree to maintain a reasonable amount of heat in cold weather, but no less than 67 degrees Fahrenheit, to prevent damage to pipes and plumbing fixtures and other areas of the unit. Should any damage occur because of Tenant's failure to do so, Tenant shall be held responsible for such damage. 2. If Tenant is responsible for utilities, Tenant will put said utilities in their name at the beginning of the Lease Term and take them out at the expiration of responsible lease term date thereof. 3. If Tenant is responsible for utility payment, Tenant(s) agree to pay all costs of utility invoice in accordance with utility company due date to keep utilities in force up and through final responsible date of lease.
<p>F. TRASH REMOVAL</p>	<ol style="list-style-type: none"> 1. Tenants are responsible for all trash removal and/or cost of receptable bins.

<p>G. PROPERTY DAMAGE LIABILITY WAIVER</p>	<ol style="list-style-type: none"> 1. Prior to move-in Tenant is <i>required</i> to purchase and then keep in force, a Property Damage Liability Waiver policy of at least \$100,000 in liability insurance during full tenancy; and 2. to indemnify Landlord up to \$100,000 for damages that result from Resident’s negligence to the extent they arise from fire; sudden and accidental smoke; explosion; or water or other liquid that leaks, flows, or overflows from plumbing, heating, air conditioning, other equipment or fixtures, or personal property. 3. If Tenant(s) choose to opt out of the automatic enrollment, Tenant is required to purchase, keep in force, and provide proof of said Property Damage Liability Waiver policy to Landlord prior to move-in, and upon the reasonable amount of time after Landlord’s request thereafter. 4. If the Tenant(s) purchase a Property Damage Liability Waiver on their own accord, and at any time during the lease term, the Tenant’s coverage is cancelled or lapses or if the Tenant(s) do not provide required proof, or if the waiver does not contain the required information, Tenant(s) understand and agree that Landlord may enroll the Tenant(s) in the Foxen Property Damage Liability Waiver Program at a Tenant charge per month, per unit, in order to meet the minimum liability insurance requirement of this lease.
<p>H. LAWN CARE & SNOW/ICE REMOVAL</p>	<ol style="list-style-type: none"> 1. The Lawn care and Snow/ice removal and the equipment necessary to complete the tasks are the responsibility as follows: <ol style="list-style-type: none"> a. Single Family Dwelling – Tenant is responsible b. Duplex – All Tenants in both units share responsibility c. Tri-Plex – Landlord is responsible d. Four or more units – Landlord is responsible 2. Lawn care includes but is not limited to, mowing, weeding, trimming, etc. in accordance with City rules and ordinances. 3. Snow and ice removal includes but is not limited to, shoveling all walkways, driveways, steps, etc. and salting of icy areas.

<p>I. FURNACE FILTERS</p>	<ol style="list-style-type: none"> 1. Tenant(s) understand and agree if residence is a single-family home Tenant(s) are required to change furnace filters at a minimum of every three months (3 months) at Tenant expense. 2. Tenant(s) understand and agree if residence is a duplex, that the ALL Tenant(s) in both units are required to share the responsibility to change furnace filters at a minimum of every three months (3 months) at Tenant expense.
<p>J. SEPTIC TANK</p>	<ol style="list-style-type: none"> 1. If Septic Tank is located on premises, Tenant is responsible for checking levels and contacting vendor for emptying as needed at Tenant expense. 2. The Septic Tank is emptied prior to move-in date and shall be returned to an empty level at end of lease term at Tenant Expense.
<p>K. PROPANE TANK</p>	<ol style="list-style-type: none"> 1. If Propane Tank is located on premises, Tenant is responsible for checking levels and contacting vendor for filling as needed at Tenant expense. 2. The Propane Tank is full prior to move-in date and shall be returned to a full level at end of lease term at Tenant Expense.
<p>L. WATER SOFTENER</p>	<ol style="list-style-type: none"> 1. If Water Softener is located on premises, Tenant is responsible for checking salt levels and filters and refilling/replacing as needed. 2. The Water Softener is full prior to move-in date and shall be returned to a full level at end of lease term at Tenant Expense.
<p>M. NO CHANGING OF LOCKS</p>	<ol style="list-style-type: none"> 1. Tenant will not install additional or different locks or gates on any doors or windows without prior written consent of Landlord.
<p>N. RETURNED PAYMENT</p>	<ol style="list-style-type: none"> 1. Any Tenant returned payment shall incur a \$50 charge to Tenant's ledger. This includes but is not limited to, non-sufficient funds, closed bank account, etc. 2. A processing fee may also apply.

<p>O. PLUMBING</p>	<ol style="list-style-type: none"> 1. The Tenant will be responsible for the cost of any and all plumbing repairs resulting from the improper use or negligence of the plumbing facilities by Tenant. 2. Tenant will not dispose of any cloth, metal, glass, wool, plastic, condoms, feminine hygiene products, flushable wipes or similar items in the toilet, sink, or garbage disposal. 3. Tenant will immediately notify the landlord in writing if any pipes or faucets are leaking or if any toilet continues to run. 4. If Tenant fails to notify Landlord, then Tenant will be responsible for increased water bill if Landlord is responsible for water utility. 5. Tenant will not leave water running except during actual use. 6. Tenant will only do laundry in designated areas and during posted hours.
<p>P. RESIDENTS</p>	<ol style="list-style-type: none"> 1. Only the parties listed on agreement above shall be occupants living in the Premises during tenancy. 2. Any unauthorized occupant(s) found to be residing or staying in the premises who are not listed on this agreement is considered a breach of this lease and will be subject to a notice for breach of contract and potential legal proceedings.
<p>Q. GUESTS</p>	<ol style="list-style-type: none"> 1. Tenant may have temporary guests in the unit if their presence does not interfere with the quiet use and peaceful enjoyment of other Tenants and if the number of guests is not excessive to the size of the unit.
<p>R. USE OF GRILLS, FIREPITS, CAMPFIRE, HABACHI, ETC.</p>	<ol style="list-style-type: none"> 1. Tenant shall not use or store a grill, firepit, campfire, hibachi, or any of the like within 15 feet of the building or any structure. This includes no use on any balcony or patio whatsoever. Items may be used as long as they are positioned at least 15 feet away from any building or structure.
<p>S. BALCONY/PATIO</p>	<ol style="list-style-type: none"> 1. Tenant shall not use balconies or patios for any purpose other than a place to stand or sit or store normal balcony/patio furniture.

<p>T. NOISES AND ODORS</p>	<ol style="list-style-type: none"> 1. Tenant will not make or permit noises, odors, or other acts that will disturb the rights, comfort, or peaceful enjoyment of other Tenants. 2. Tenant(s) agree to keep the volume of any music, television, computer, instrument and the like, or any other device at a level that will not disturb other Tenants.
<p>U. PETS/ANIMALS</p>	<ol style="list-style-type: none"> 1. Pets/Animals are not permitted on the property at any time without the prior written consent of Landlord. This includes but is not limited to visiting pets/animals.
<p>V. NO PERSONAL PROPERTY TO BE STORED IN COMMON AREAS</p>	<ol style="list-style-type: none"> 1. No personal property shall be stored 'overnight' in any common areas throughout the year. Items include but are not limited to, lawn chairs, toys, bikes, furniture, sleds, strollers, boxes etc. These items must be removed each day after use and stored in Tenant unit, Tenant basement, Tenant garage or Tenant storage space. 2. No riding of bicycles and skateboards inside the building or in parking lot.
<p>W. VEHICLE</p>	<ol style="list-style-type: none"> 1. Tenant(s) agree that only vehicles authorized by Landlord may be parked on property and will park in only designated Tenant parking. 2. Tenant(s) agree that all vehicles will be operable, current license plates, and have current registration and understand that any inoperable vehicle, vehicle with expired plates and/or expired registration, will be ticketed and towed at the vehicle owner's expense. 3. Tenant(s) agree to not do any type of vehicle repair in parking area or on the property as a whole. 4. Tenants will not park the following items including but not limited to, trailers, campers, RV's, commercial vehicles, etc 5. Tenant's and/or guests may not park in other Tenant's parking spaces. Vehicles of Tenant's guests must be parked in designated spaces, if any, otherwise they must be parked on the street.
<p>X. SUBLEASE</p>	<ol style="list-style-type: none"> 1. Tenant shall not assign or sublet the Premises, or any part thereof at any time.

<p>Y. LANDLORD'S RIGHT TO ENTER</p>	<ol style="list-style-type: none"> 1. Landlord may enter the Premises, at reasonable times with at least a 12-hour advance notice, to inspect the Premises, make repairs, show the Premises to prospective Tenants or purchasers, or comply with applicable laws or regulations. 2. Tenant(s) agree to kennel or put pets/animals in separate room during those instances. 3. Landlord may enter without advance notice, if 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 the Premises is located. 4. Notice can be via mail, email, text, phone call, or notice posted on the door. 5. Improper denial of access to the Premises is a breach of the Lease and also subject to a \$25 inconvenience fee per instance.
<p>Z. FIREPLACE</p>	<ol style="list-style-type: none"> 1. Use of fireplace in unit is STRICTLY PROHIBITED without separate signed addendum giving written permission from Landlord. <p>Tenant(s) understand and agree they will NOT use fireplace without a separate signed addendum giving written permission.</p>
<p>AA. EXTERMINATION COSTS</p>	<ol style="list-style-type: none"> 1. Tenant(s) are 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 including but not limited to, Tenant's (or any member of the Tenant's household, Tenant's guests, or invitees) acts, negligence, failure to keep premises clean, failure to remove garbage and waste, pets, animals, and/or improper use of the premises.
<p>BB. NON-SMOKING PROPERTY</p>	<ol style="list-style-type: none"> 1. Tenant(s) agree and understand that all areas of the unit, property and/or premises is non-smoking. This includes, but is not limited to, the unit, as well as common areas such as hallways, entranceways, elevators, stairwells, garages, and laundry rooms. 2. Smokers can smoke outside; however, there is no smoking directly adjacent to the building. Smokers must position themselves at least 15 feet from the building or any structure.

<p>CC. MAINTENANCE AND CLEANLINESS</p>	<ol style="list-style-type: none"> 1. Tenant shall maintain the Premises including but not limited to the unit, garage and/or storage unit, in a clean, sanitary, habitable, and tenantable condition and to not commit waste to the detriment of the property, and in as good of a general condition as it was at the beginning of the term or as subsequently improved by Landlord, normal wear and tear excluded. This includes but is not limited to free of excess trash, odors, bugs, pests, waste and/or neglect. 2. Tenant(s) agree to maintain unit to avoid noxious odors and smells that would disturb the right and/or comfort of other Tenants. 3. Tenant is responsible for any damage, waste, or neglect caused by Tenant, Tenant's household members, guests, or invitees including but not limited to, damage, waste, or neglect. 4. Tenant shall not physically alter or redecorate the premises, cause any contractor's lien to the premises, commit waste to the premises or attach or display anything which substantially affects the exterior appearance of the property unless otherwise allowed under the rules or unless Landlord has granted prior written approval.
<p>DD. DANGEROUS ITEMS AND ACTIVITIES PROHIBITED</p>	<ol style="list-style-type: none"> 1. Tenant(s) agree that any member of Tenant's household, guest, or invitee shall not possess or use on the premises the following items including, but not limited to: 2. Waterbeds, swimming pools, inflatable pools, or wading pools; slip 'n slides or any other water recreation devices; firepits, trampolines, air, pellet or bb guns/rifles, explosives, fireworks, sparklers, candles, space heaters or any other items that in the opinion of Landlord create an unreasonable risk of injury or damage without the prior written consent of Landlord.
<p>EE. ADDITIONAL PROVISIONS</p>	

SIGNING OF THIS AGREEMENT CREATES LEGALLY ENFORCEABLE RIGHTS WHEN SIGNED BY PARTIES.

Tenant acknowledges that Landlord or Landlord’s agent has specifically identified Rules and Regulations with the Tenant(s) prior to entering into a rental agreement.

TENANT(S)

DATE

Tenant 1 _____

Tenant 2 _____

Tenant 3 _____

Tenant 4 _____

Tenant 5 _____

LANDLORD/AGENT on behalf of Blue Frog Property Management, LLC DATE