



12630 WEST NORTH AVENUE ■ BROOKFIELD, WI 53005 ■ 262.782.9570 ■ FAX 262.782.7996

FOR OFFICE USE ONLY			
R#	_____	T Code	_____
Prop Name	_____		
Address	_____		
Security Deposit \$	_____	DATE	INITIAL
Security Deposit \$	_____	DATE	INITIAL
Prev T Code	_____	Responsible to:	_____

STANDARD APPLICATION FOR OCCUPANCY
ONE APPLICATION PER ADULT RESIDENT

BUILDING ADDRESS _____ APT # _____
 CITY, STATE, ZIP _____ COUNTY _____
 TENANT TO FURNISH: HEAT _____ GAS _____ ELECTRIC _____ WATER _____
 MOVE-IN DATE _____ LEASE TERM BEGINNING: _____ ENDING: _____
 TOTAL NUMBER OF PERSONS WHO WILL OCCUPY THIS UNIT _____
 TOTAL SECURITY DEPOSIT \$ _____ AMOUNT PAID \$ _____ BALANCE DUE \$ _____ TO BE PAID BY \$ _____
 TOTAL MONTHLY RENT \$ _____ AMOUNT PAID \$ _____ BALANCE DUE \$ _____ TO BE PAID BY \$ _____

MANAGERS ARE NOT ALLOWED TO ACCEPT CASH OR HAVE CHECKS MADE OUT TO THEM

PERSONAL INFORMATION

APPLICANTS NAME _____ BIRTH DATE _____
 SOCIAL SECURITY NUMBER _____ DRIVERS LICENSE NUMBER _____
 PRESENT ADDRESS _____
 CITY _____ STATE _____ ZIP _____
 PRESENT PHONE _____ LEGNTH OF RESIDENCY _____
 REASON FOR LEAVING _____
 LANDLORDS NAME _____ TEL. NO. _____
 LANDLORDS ADDRESS _____
 CITY _____ STATE _____ ZIP _____
 FIRM EMPLOYED BY _____
 FIRM ADDRESS _____
 CITY _____ STATE _____ ZIP _____
 YEARS / MONTH EMPLOYED _____ EMPLOYER'S TEL. NO. _____
 POSITION _____
 NAME OF SUPERVISOR _____
 MONTHLY GROSS INCOME _____
 APPLICANTS WORK TEL. NO. _____ VEHICLE LICENSE NO. _____
 MODEL, COLOR AND YEAR OF AUTOMOBILE _____
 CLOSEST RELATIVE _____ RELATIONSHIP _____ TEL. NO. _____
 IN CASE OF PERSONAL EMERGENCY, NOTIFY _____
 RELATIONSHIP _____ ADDRESS: _____
 CITY _____ STATE _____ ZIP _____
 FAMILY PHYSICIAN _____ PHONE NO. _____

The applicant grants permission to check all references and credit information.

LOANS _____ TOTAL MONTHLY PAYMENTS \$ _____
 NAME OF YOUR BANK _____
 CHECKING ACCOUNT # _____ SAVINGS ACCOUNT # _____

In the event the application is rejected based on the information provided in the credit report, you may elect a co-signer / guarantor.

If accepted, the undersigned hereby agrees to enter into a lease as agreed between the parties or at least to rent the apartment with sixty days notice to terminate tenancy. If applicant refuses to accept the apartment after application is checked and accepted, the applicant waives right to deposit.

NO PETS ALLOWED.

To the best of my knowledge, all of the above information is true.

I have carefully read the lease contract, on the reverse side, and fully understand the contents therein. In addition, I am aware that my rental of said premises is to be limited to the use and occupancy size and description the family above as set-forth with Premier Real Estate Management, LLC Policy, without any right on my part to sublet all and any of the said premises. _____ (Initial)

I acknowledge to have reviewed the residents rules and regulations _____ (Initial)

This property is professionally managed by PREMIER REAL ESTATE MANAGEMENT, LLC conducting business in accordance with all federal, state and local fair housing laws. It is the policy of PERMIER REAL ESTATE MANAGEMENT, LLC to provide housing to all personas regardless of race, color, religion, sex or national origin.

Resident Manager's Signature _____ Date _____ Applicant Signature _____ Date _____

HOW DID YOU HEAR ABOUT THE APARTMENT? NEWSPAPER _____ SIGN _____ TENANT _____ INTERNET _____ REFERRAL _____



RULES AND REGULATIONS

1. FOR THE CONFORT, CONVENIENCE AND BENEFIT OF ALL TENANTS, AND TO INSURE PROPER USE AND CARE OF THE PREMISES, LESSEE SHALL COMPLY WITH ALL THESE RULES AND REGULATIONS AND SHALL NOT BE PERMITTED TO:
 - A. Keep cats, dogs, fowl or other animals or birds on the premises, without the Lessor's prior written consent.
 - B. Allow any sign, placard, advertisement or notice to be displayed either inside or outside the building without the Lessor's prior written consent.
 - C. Allow any item to be thrown or dropped from windows or balconies, to throw or sweep dirt out of the building, beat or shake rugs upon or from any window, balcony, door or any other opening.
 - D. Cover or obstruct any window, door or transom with any items not approved in writing by Lessor.
 - E. Lessee's residing in units which contain fireplaces are required to have chimneys professionally inspected and cleaned annually at Lessee's expense. The fire chief may require written verification of cleaning and inspection.
 - F. Drive or drill nails, tacks, screws, holes or apply other fasteners on or into any of the walls, ceilings, floors, partitions or woodwork of said premises, or allow the same to be done without prior written consent of Lessor, and in any case Lessee agrees to be responsible for any damage done and will pay for same. **GUMMED HANGERS ARE NOT TO BE USED.**
 - G. Do laundry work except in rooms provided for that purpose under conditions designed by Lessor.
 - H. Allow water to run except when in actual use.
 - I. Use balconies or patios for any purpose whatsoever other than a place to stand or sit, or store thereon object or equipment other than normal balcony furniture. They may not, as an illustration, be used to hang clothing, rugs, wash or items on, or as a storage depository of any kind, including but not limited to bicycles, strollers, wagons, toys, etc. No item or object may under any conditions be thrown or dropped off the balcony or porch. No covering shall be installed on balcony floors.
 - J. Permit the premises to be used for operation of any business.
 - K. Loiter in any common areas of the property.
 - L. Use a grill of any kind.
 - M. No mechanic repairs may be done on any motorized vehicle, bike in or on any part of the building or premises.
 - N. No live Christmas trees.
2. LESSEE, LESSEE'S OCCUPANTS, GUESTS AND INVITEES SHALL NOT BECOME INTOXICATED, DISORDERLY, HARASS OR SOLICIT RESIDENTS, THEIR GUESTS OR OTHERS, CREATE OR CAUSE ANY ODORS OR CREATE OR PERMIT ANY UNNECESSARY, UNREASONABLE OR IMPROPER NOISE OR DISTURBANCE IN OR ABOUT THE PREMISES OR THE BUILDING OF WHICH THE PREMISES ARE A PART, INCLUDING, AND NOT BY WAY OF LIMITATION, THE OPERATION OF A RADIO OR TELEVISION SET OR PLAYING OF A MUSICAL INSTRUMENT OR SINGING IN A MANNER OR AT TIMES WHICH MIGHT BE OBJECTIONAL TO OTHER TENANTS.
3. Lessee shall be responsible for removal of any snow accumulation from balcony.
4. ALL KEYS AND PASS CARDS ARE FOR THE LESSEE'S SOLE USE. LESSEE MAY NOT DUPLICATE ANY KEYS. ALL ADDITIONAL KEYS MUST BE OBTAINED FROM LESSOR. In the event the Lessee fails to return ALL keys and pass/key cards obtained from the Lessor within 24 hours after surrendering the premises, ALL costs of rekeying or replacing said locks shall be paid by Lessee upon billing and may also be deducted from Lessee's security deposit.
5. The streets, sidewalks and entrances shall not be obstructed in any way or used by Lessee for any purpose other than for ingress or egress.
6. All provisions, groceries, furniture, sleds, strollers, bicycles, boxes or other similar articles shall be taken in or removed through the doors of the building, and all damage to the building caused by the moving or carrying of articles shall be paid by the Lessee. Riding of bicycles, tricycles, etc. inside the building is not permitted. Nor shall any of said items be permitted to be stored in halls, landings, or in basements other than in Lessee's locker.
7. All refuse and waste shall be routinely and frequently removed from the premises and deposited in trash bags in trash containers in designated areas only. In the event it becomes necessary, Lessee shall comply with any RECYCLING RULES, REGULATIONS AND ORDINANCES IMPOSED.
8. Lessee shall keep glass and/or screens in the windows and doors in good repair and shall pay for the cost to replace any broken glass or screens with equal quality and size as any that may be broken; Lessee will pay for the cost to replace any electric bulbs, shades, or fixtures with the same quality and design and for the damage to floors, doors, sills, walls, counters, or other parts of the premises.
9. In the event Lessee fails to pay any utility charges when due, then Lessor, at Lessor's option, may pay said past utility charges and Lessee shall indemnify Lessor upon billing for any amounts it shall pay on behalf of Lessee including utilities to last day of lease term or extension thereof. Lessee shall furnish and pay for all charges for telephone.
10. Lessee's at times will keep the windows neat and clean.
11. Availability and use of recreational facilities, landscaped areas, drives, walks, other common areas, lockers, storeroom, wash machine, dryer or storage space in the building used by the lessee is furnished gratuitously and is not a part of the leased premises. The Lessor shall not be responsible for any loss or damage to any property, to any person making use of the same. Lessee, making use of such spaces, does so at their own risk. Lessee shall be entitled to use one storage locker, subject to availability, at no extra charge.
12. Lessee expressly agrees that Lessor shall not be liable to Lessee or others, including Lessee's guests, occupants and invitees, for any damage to or loss of any personal property located in or about the premises, or the building of which the premises are a part, where said damage or loss results from any cause whatsoever, other than negligent acts of Lessor, **it is the responsibility of Lessee to provide insurance for their personal property.**
13. Lessee shall not meddle with or interfere in any way with any part of the heating, air conditioning, lighting, plumbing, electrical, smoke and fire detection or any life safety devices, refrigerating or laundry apparatus or controls in or about the leased premises or the building containing said equipment, nor shall Lessee shall install any said apparatus without Lessor's prior written consent.
14. No radio or television wires, aerial or connection shall be installed, placed on, or attached to the demised premises without the prior written consent of the Lessor. The Lessor is authorized to remove, at the expense of the Lessee, any such apparatus erected without such written consent.
15. The water closets and other water apparatus shall not be used for any purpose other than that for which they were constructed, and no sweepings, rubbish, rags, paper or other substances shall be thrown therein. Any damage to them from misuse of any nature or character whatever shall be paid by Lessee.
16. Lessee shall protect all carpeted floors and hallways with rugs or loose laid carpeting to protect finish and absorb walking sounds. The Lessee shall protect all wood floors in the apartment [except kitchen, bath(s) and closet(s)] with rugs loose laid carpeting not to cover less than seventy-five percent of the floor surface from the center of the room or hallway to the abutting walls so that all walk areas are covered. All heavy furniture is to have casters to protect flooring. Placement of rugs or doormats in the common hallway outside the apartment is not allowed.
17. Lessor may, at any reasonable time authorized by law, enter the said premises for the purpose of inspecting same, making repairs, showing the premises to prospective tenants or purchasers, or another purpose authorized by law.
18. Lessor shall not be responsible to Lessee for any non-observance of rules and regulations on the part of other tenants.
19. Lessor reserves the right to amend any rules and regulations at any time upon a 28 days written notice to Lessee. Any violation of any Rules or Regulations shall be deemed to be a breach of Lease.
20. No waterbeds or other water furniture are permitted without the Lessor's prior written consent.
21. Painting shall be done only when necessary, by Lessor only, but in no event more frequently than every three years, except for damage not caused by the Lessee, Lessee's occupants, guests or invitees. If it shall become necessary to paint the premises, or any part thereof, sooner than three years from the date of previous painting, because of misuse by the Lessee, Lessee's occupants, guests, or invitees, the cost of such painting shall be charged to the Lessee, such cost to be prorated on a three year basis.
22. **THE LESSEE AGREES TO NOTIFY LESSOR IMMEDIATELY IN WRITING IF ANY SMOKE DETECTOR IS NOT OPERATING PROPERLY. LESSEE UNDERSTANDS THAT TAMPERING WITH ANY SMOKE DETECTOR IN ANY MANNER IS ILLEGAL AND SHALL CONSTITUTE A BREACH OF THIS LEASE AND LESSEE IS SUBJECT TO MAXIMUM PENALTY PERMISSIBLE BY LAW.**

I have read the foregoing Rules and Regulations and agree to abide by them as part of the Lease.

Signature of Lessee

Signature of Lessee

MOVE-IN DATE / /	LEASE TERM From 3pm to 11am on / / / /	MONTHLY RENT \$ _____ if received by the 1 st day of the month, if received after that day, \$50.00 more shall be due for that month _____ Initial	R# TOTAL SECURITY DEPOSIT \$ _____
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RESIDENTIAL LEASE

Parties It is mutually agreed upon by **PREMIER REAL ESTATE MANAGEMENT, LLC** Lessor, and _____
Premises Lessee, jointly and severally, the Lessor does hereby lease to Lessee and the following described premises in the State of Wisconsin located at _____
Term _____ for the term and rent described above. First months rent is due and
Rent payable on the first day of _____ 20 _____, and the entire monthly rent shall be paid on the first day of each month thereafter. If this is a
month- to- month lease or if by operation of the terms hereof a month- to- month tenancy is created hereunder. **Lessee agrees not to vacate the premises during
the months of November, December, January and February; if Lessee vacates in violation hereof, it will be treated as a sublease (see below) and lessee
shall pay for any rent loss and utility costs during those months.**
Initial _____

Residents There shall be no more than _____ occupants living in the premises during the Lessee's tenancy, \$ _____/ mo. penalty per extra person.

Place of Payment Payments hereunder are made at **12630 W. North Avenue, Brookfield, WI 53005**. Notices and papers for Lessor must be sent to the same address,
or such other place as Lessor shall designate in writing.

Heat & Utilities _____ is to furnish heat at his expense. If Lessee is responsible for furnishing heat, Lessee agrees to maintain a reasonable amount of heat in cold
weather to prevent damage to water pipes, etc. Should any damage occur because of Lessee's failure hereunder, Lessee shall be held responsible for damage.
Lessee is responsible for his own gas and electric bills; _____ shall pay sewer and water charges which will be prorated by the number
of units in the building. **Utility charges shall be considered as rent.**

Security Deposit Lessee agrees that the security deposit in the amount set forth above shall be held by Lessor and may be commingled with Lessor's operating funds. Lessee
waives interest on security deposit and on any prepaid rent. **THE SECURITY DEPOSIT IS NOT RENT** and Lessee may not use it as rent, but as a deposit which will
be returned to Lessee after he vacates premises and returns all keys to Lessor; premises must be left in clean condition and ready for the next occupant. By "clean
condition and ready for the next occupant" It is meant clean and the better of : (1) the condition of the premises when turned over to the Lessee; or (2) The condition of
the premises following the completion of any work performed by either party to improve the premises (normal wear and tear is expected). All sums due under the
lease may be set off against security deposit.

Lessee agrees to the assignment of the security deposit to new Owner in the event of the sale of the property.

Renewal and Shortened Term The renewal of this lease is not automatic and tenancy beyond the term hereof shall be on a month-to-month basis under the terms and conditions of this lease.
The term of this lease may be shortened in the event the premises are sold if the new owner provides Lessee at least 60 days notice of termination of tenancy.

Notice & Termination **Under all circumstances, Lessee must give and Lessor must receive written notice of termination of tenancy AT LEASE 60 days prior to the last day of
Lessee's final month of tenancy or this lease shall continue as month-to-month tenancy. As part of your month-to-month tenancy, you are still required to
give a written notice of termination of tenancy AT LEAST 60 days prior to the last day of lessee's final month. (The day of delivery of notice to Lessor shall
not be counted as part of the notice period.)**
Initial _____

Initial _____ **If Lessee fails to give proper written notice to Lessor, Lessee will be held responsible for the rent on the apartment until the apartment is re-rented and
begins producing revenue, in accordance with the lease contract.**

After the Lessee leaves the premises, he shall be liable for the premises as though still in possession for all damages thereto until he has delivered the keys to
Lessor. The burden of proof of delivery of such keys is on Lessee. Lessee agrees to vacate by 11:00 AM on the day of vacating.

Breach of Lease In the event Lessee violates any of the terms of this lease, Lessor may serve the statutory five or 14 day notices as through Lessee's tenancy was tenancy for
one year or less. In the event Lessee is evicted for failure to abide by the terms of this lease, or otherwise leaves the premises prior to the expiration of this lease,
he shall remain liable for all rental loss through the end of the lease as well as advertising costs and reren fees defined below unless he is expressly released
from such obligation by Lessor IN WRITING.

Waiver In the event either party defaults on any requirements of this lease and the other party fails to act on account of that default, the failure to act (waiver) shall relate
only to the specific act of default. One or more such failures to act (waivers) by either party shall not constitute amendment of this lease indication that
later defaults shall result in a similar failure to act (waiver). **All tenants if more than one, are jointly and severally liable for the full amount of any payments
due under this lease.**

Application If Lessee makes representations to Lessor on a rental application or otherwise to induce Lessor to enter into this lease and Lessor thereafter discovers one or
more material falsehoods in said representations, Lessor may cancel and rescind this lease upon written notice as though this was a month-to-month tenancy.

Terms The terms "Lessor" and "Lessee" as used herein shall be taken to mean singular or plural, masculine or feminine, as the case may be, and provisions hereof
shall bind all parties, their heirs, successors and assigns.

Lessee Has Examined Premises Lessee has examined and knows the condition of the premises and has received the same in good order under repair except as otherwise noted and endorsed by
both parties on the Tenant Inspection Acceptance form. Lessee shall have seven days after the beginning of occupancy to advise Lessor, in writing, of any other
damages which existed prior to his occupancy.

Lessee's Property Lessee is responsible for insuring his personal property and expressly waives any claims against Lessor for loss or damage thereto by any reason of fire, theft, act of
God or other causes (other than Lessor's conscious act or active negligence).

Lessee's Duties Lessee agrees to assume the following duties: (1) To notify Lessor (not a tradesman working for Lessor) of needed repairs and to do so in writing, except for
emergencies; (2) To allow Lessor/ service personnel to enter premises at reasonable times and with reasonable notice to inspect, repair, improve, show, or
comply with the applicable laws or regulations. Lessor may enter without notice upon consent or request of Lessee for maintenance services or when a health,
safety or repair emergency exists; (3) To use the premises only for lawful residential purposes; (4) To obey lawful orders, rules and regulations of all government
agencies; (5) To obey Lessee's rules and regulations; (6) To leave all alterations/improvements to the premises for Lessor's benefit; (7) Not to assign this lease
or sublet premises without prior written consent of Lessor; (8) Tenant may have guests residing temporarily in the Premises if their presence does not interfere
with the quiet enjoyment of other occupants, and the number of guests is not excessive for the size of the facilities of the Premises. No guest may remain for
more than two weeks without written consent of Landlord which will not be unreasonably withheld. Tenant shall be liable for any property damage, waste or
neglect caused by negligence or improper use of the Premises or the building or development in which they are located by the Tenant or Tenant's guests and
invitees.

Pets NO PETS ALLOWED OR VISITING PETS

Parking Parking space(s) are included with unit, location shall be determined by Lessor or Manager. Outdoor Parking _____, Garage _____, Carport _____.

Rules Initial _____ A copy of the said rules and regulations being attached hereto and incorporated herein by reference have been received.

Initial _____ The above charges and late charges shall be treated as rent.

RENT SPECIALS: Rent special or concession will be considered immediately due and payable to Lessor and unpaid rent, if Lessee fails to fulfill the full term of the lease contract.

Initial _____
Copy Lessee acknowledges that he has read and understands this document and that he will receive a copy upon full execution.
IN WITNESS WHEREOF, the parties have hereunder set their hands and seals as of the lease date written above.

(Seal) _____ (Seal) _____ Date _____

(Seal) _____ Date _____

GUARANTORS OF LESSEE: _____ (Seal) _____ Date _____

In consideration of Lessor's agreement to this lease, the undersigned guarantee(s) the payment of all amounts due under the lease and the performance of the covenants
by Lessee.

Guarantor

Guarantor

Date

