

THE FOLLOWING DISCLOSURES ARE REQUIRED WITHIN THE CITY OF MADISON:

SMOKE DETECTOR / FIRE PROTECTION SYSTEMS REQUIREMENTS

34.26 REMOVAL OR TAMPERING WITH FIRE PROTECTION SYSTEMS.

- (1) No person shall modify, remove, tamper with or in any manner interfere with or make any connection to any sprinkler system, standpipe system, private fire service main or fire hydrant, fire alarm system or appliance, fire extinguisher, or smoke detector, including the removal from power sources necessary to make the said devices functional, without the written permission of the Chief. This section shall not apply to lawful and necessary maintenance work performed by qualified and, when necessary, licensed personnel.
- (2) Any person violating this section shall be subject to a forfeiture of up to five hundred dollars(\$500) for the first violation, and not less than one hundred dollars (\$100) nor more than one thousand dollars (\$1,000) for the second or subsequent violation within a three (3) year period.

Wisconsin Statute 101.645(3): Requirement

The owner of a dwelling shall install a functional smoke detector in the basement of the dwelling and on each floor level except the attic or storage area of each dwelling unit. The occupant of such a dwelling unit shall maintain any smoke detector in that unit, except that if any occupant who is not the owner, or any state, county, city, village or town officer, agent or employee charged under statute or municipal ordinance with powers or duties involving inspection of real or personal property, gives written notice to the owner that the smoke detector is not functional the owner shall provide, within 5 days after receipt of that notice, any maintenance necessary to make that smoke detector functional.

If you fail to comply with Wisconsin Statute 101.645(3), or if you remove a smoke detector battery or otherwise tamper with a fire protection system, and your residence and other areas of the building are damaged by a fire that started in your residence, you may be held liable for such damage.

FAMILY DEFINITION

Madison General Ordinance 28.03(2) states as follows: “A family is an individual or two or more persons related by blood, marriage, or legal adoption living together as a single housekeeping unit in a dwelling unit, including foster children, and not more than four (4) roomers except that the terms ‘family’ shall not in R1, R2, R3, R4A and R4L residence districts include more than one roomer except where such dwelling unit is owner occupied. In any residential district a family may consist of two adults and the minor children of each. Such a family may not include any roomers except when the dwelling unit is owner occupied. For purposes of this section, ‘children’ means natural children, grandchildren, legally adopted children, stepchildren, foster children, or a ward as determined in a legal guardianship proceeding. Up to two (2) personal attendants who provide services for family members or roomers who, because of advanced age or a physical or mental disability, need assistance with activities or daily living shall be considered part of the ‘family.’ Such services may include personal care, housekeeping, meal preparation, laundry or companionship.”

OFF-STREET PARKING REQUIREMENTS

Madison General Ordinance 28.11(3)(a) states: (1) In the residence district, accessory off-street parking facilities provided for uses listed herein shall be solely for the parking of passenger automobiles (including passenger trucks) and bicycles of patrons, occupants or employees. Such vehicles are limited in size too less than one (1) ton capacity. (2) All vehicles parked on a residential lot shall be in condition for safe and effective performance of the function for which they are designed. (3) All motor vehicles parked on a residential lot shall display current license plates.

Tenant acknowledges receipt of a copy of the Tenant & Landlord Rights and Responsibilities Pamphlet and the Tenant Fire Safety Flyer.

Tenant Initials

MADISON PROPERTY MANAGEMENT, INC.

1202 Regent Street - Madison, WI 53715
(608) 251-8777 - FAX (608) 255-9656

LEASE ADDENDUM FOR DRUG FREE HOUSING

THIS FORM IS ATTACHED TO AND MADE PART OF THE LEASE DRAWN BETWEEN THE PARTIES:

Address: _____ Apt.# _____

“ANTI-DRUG RULES”

Residents shall not, in the leased unit, hallways, elevators, parking garages, parking lots, maintenance areas, laundry room, pools, recreational facilities, lobbies, all exterior areas of the building, and all other common and/or public areas of the building (the foregoing are collectively referred to as the “Premises”) engage in or permit any drug related criminal activity or engage in or permit any criminal activity or other activity that endangers the health or safety of other residents, in the Owner’s sole discretion, or engage in or permit any activity that is, in the Owner’s sole discretion, otherwise injurious to the Community or its reputation.

Instances of such conduct shall include, but not be limited to, Residents permitting Co-Resident, Occupant, member of Resident’s Household or Family, Guest Invitee, or other persons Resident permits to occupy or use the Premises, to keep, use, manufacture, purchase, sell, possess, or otherwise distribute controlled substances (as defined in section 102 of the Controlled Substance Act, 21 U.S.C. Section 802) or drug-related paraphernalia in or about the premises.

Resident further agrees that if controlled substances are found in the leased premises during the period of tenancy, except such controlled substances as have been dispensed to the person in possession of the same pursuant to a lawfully issued prescription (it being the burden of the tenant to establish that all elements of the foregoing exceptions apply), the existence of such controlled substances shall constitute a material non-compliance by the Tenant of this lease agreement. The restrictions contained hereunder are material obligations under the lease. It is fully understood that a single violation of any of the provisions of this addendum shall be deemed a material violation of the lease, and good cause for termination of the tenancy.

IN WITNESS WHEREOF, the parties have executed this “Anti-drug rules addendum” on _____, 20_____

TENANT(s) _____

Landlord Date