

**ADDENDUM TO RESIDENTIAL LEASE (RIDER)**

**This Addendum may be used with the Wisconsin REALTOR® Association Residential Lease (WRA-NRL) with a 2002 copyright date.**

1 This Addendum is made part of and modifies the Residential Lease dated \_\_\_\_\_, entered into by  
2 \_\_\_\_\_ (Landlord), and \_\_\_\_\_  
3 \_\_\_\_\_ (Tenant(s)),  
4 with respect to the Premises at \_\_\_\_\_.

5 ■ **SECURITY DEPOSIT.** Replace the last four sentences of the SECURITY DEPOSIT section with:  
6 The deposit, less any amounts legally withheld, will be delivered or mailed to Tenant's last known address within 21  
7 days after Tenant vacates the Premises, as described in Wis. Stat. § 704.28(4).

8 ■ **INFORMATION CHECK-IN SHEET.** Replace entire CHECK-IN REPORT section with:  
9 Tenant acknowledges that when Tenant commences his or her occupancy of the Premises, Landlord is required to  
10 provide an information check-in sheet containing an itemized description of the condition of the Premises at the time of  
11 check-in. Tenant shall be given 7 days from the date Tenant commences his or her occupancy to complete the  
12 check-in sheet and return it to Landlord. An information check-in sheet is not required for the rental of a plot of ground  
13 on which a manufactured home or a mobile home may be located [per Wis. Stat. § 704.08].

14 ■ **DISPOSITION OF PERSONAL PROPERTY LEFT BY TENANT.** Replace the last sentence of the ABANDONMENT  
15 section with:

16 Unless otherwise agreed to in writing, if Tenant removes from the Premises and leaves personal property, Landlord will  
17 not store the personal property. Landlord may presume the personal property owned by Tenant or by others is  
18 abandoned and may dispose of the abandoned personal property in any manner deemed appropriate by Landlord.  
19 If the personal property is prescription medication or prescription medical equipment, Landlord shall hold the property  
20 for 7 days from the date on which the Landlord discovers the property. After that time, Landlord may dispose of this  
21 property in the manner that Landlord determines is appropriate, but shall promptly return the property to Tenant if  
22 Landlord receives a request for its return before disposing of it [per Wis. Stat. § 704.05(5)(am)].  
23 If the abandoned property is a manufactured home, mobile home or titled vehicle (includes automobiles), Landlord must  
24 give notice, personally or by regular or certified mail, to Tenant and any secured party known to Landlord of Landlord's  
25 intent to dispose of the property by sale or other appropriate means [per Wis. Stat. § 704.05(5)(b)].

26 ■ **TENANT RULES & OBLIGATIONS: USE: ITEM 2.** Delete the phrase "any unlawful purpose or."

27 ■ **CODE VIOLATIONS.** Replace the first sentence of the CODE VIOLATIONS section with:  
28 Landlord has no actual knowledge of any building code or housing code violation that affects the Premises or a  
29 common area associated with the Premises, presents a significant threat to Tenant's health or safety, and has not been  
30 corrected, unless disclosed in Special Conditions or an Attachment to this Agreement [per Wis. Stat. § 704.07(2)(bm)].

31 ■ **CARBON MONOXIDE DETECTOR NOTICE.** Add the following NEW section:  
32 Landlord shall install functional carbon monoxide (CO) detectors in the Premises and in any common areas, as required  
33 by law. If the Premises is within a building with three or more dwelling units, Landlord shall maintain the CO detectors.  
34 If Tenant or any government inspector gives written notice to Landlord that a CO detector is not functional or has been  
35 removed, Landlord shall repair or replace the detector within 5 days after receipt of the notice. If the Premises is a one  
36 or two-family dwelling, Tenant shall maintain the CO detectors in the Premises. Upon discovery that the CO detector  
37 requires maintenance, Tenant agrees to immediately either provide any maintenance necessary to make that detector  
38 functional or provide Landlord written notice regarding the required maintenance. If the Premises is within a building  
39 with three or more dwelling units, upon discovery that a CO detector in the Premises is not functional or has been  
40 removed, Tenant agrees to immediately give Landlord written notice regarding the non-functioning or missing detector.

41 ■ **READING/UNDERSTANDING:** By initialing and dating below, each Party acknowledges they have received and  
42 carefully read this Addendum.

43 (X) \_\_\_\_\_ (X) \_\_\_\_\_ (X) \_\_\_\_\_ (X) \_\_\_\_\_  
44 Tenant's Initials▲ Date▲ Tenant's Initials▲ Date▲ Tenant's Initials▲ Date▲ Tenant's Initials▲ Date▲

45 (X) \_\_\_\_\_ (X) \_\_\_\_\_ (X) \_\_\_\_\_ (X) \_\_\_\_\_  
46 Tenant's Initials▲ Date▲ Tenant's Initials▲ Date▲ Landlord's Initials▲ Date▲ Landlord's Initials▲ Date▲  
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