



WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704

RENTAL DISCLOSURE FORM

Prospective Tenant(s)' Names <i>(Please print or type)</i>	This is the location and address of the specific dwelling unit I want to rent <i>(check box if true)</i> : <input type="checkbox"/>
	Unit Number:
	Building:
	Address:

Rental Application Checklist: [Before Earnest Money or Security Deposit is Paid] *[Check the boxes that apply]*

1. Rental Agreement. The landlord gave me the opportunity to review the rental agreement (if in writing) and the current rules and regulations (if in writing).
2. Code Violations & Conditions Affecting Habitability of the Unit. The landlord disclosed the following:
The uncorrected building and housing code violation notices noted on the attached list.
- The dwelling unit does not have hot and cold running water.
- The dwelling unit is not served by plumbing facilities in good operating condition.
- The dwelling unit is not served by sewage disposal facilities in good operating condition.
- The heating facilities serving the dwelling unit are not in safe operating condition, or are not capable of maintaining a temperature of at least 67°F (19°C) in the living areas, measured at the center of the room midway between the floor and the ceiling.
- The dwelling unit is not served by electricity, or the electrical wiring, outlets, fixtures, and other components of the electrical system are not in safe operating condition.
- Structural or other conditions in the dwelling unit or premises that present a substantial health or safety hazard, or that create an unreasonable risk of personal injury.
3. Promises to Repair. The landlord has put any promises to repair the unit in writing and I have received a copy.
4. Utility Charges. *[Tenant pays all Utility Charges that are Separately Metered or subject to Cost Allocation.]*

Utility Charges Chart	Electric	Heat	Water Bill	Unit Gas	Air Cond.	Hot Water	Trash/Recycling
Included in Rent							
Separately Metered							
Cost Allocation *							

*The landlord explained how my share of these costs would be calculated.

5. Earnest Money Receipt.
The landlord gave me a receipt when I paid the earnest money (paid in cash, receipt requested, etc.).
- I did not receive a receipt (paid the earnest money by check with a notation stating the purpose of the check, no earnest money required, etc.).
- Notice: 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://www.widocoffenders.org> or by phone at 877-234-0085.

The undersigned have read and dated this first page of this Rental Disclosure Form and have received all indicated information and documents:

(Prospective Tenants' Signatures) ▲

(Date) ►

PLEASE NOTE: THIS RENTAL DISCLOSURE FORM IS NOT A RENTAL AGREEMENT OR AN AGREEMENT TO ENTER INTO A RENTAL AGREEMENT IN THE FUTURE!

Checklist For Lease or Rental Agreement Signing: *[Check the boxes that apply]*

If the Landlord Requires a Security Deposit: [Before Security Deposit is Paid]

- 1. Right to Inspect for Pre-Existing Damages and Complete Check-In Form
The landlord hereby advises that during the first 8 days of my tenancy, I have the right to inspect the dwelling unit and notify the landlord of any preexisting damage or defects.
- 2. Check-In / Check-Out Form. The landlord has given me a unit inspection check-in / check-out form.
- 3. Right to List of Damages and Defects Causing Deductions from Prior Tenant's Security Deposit.
The landlord hereby advises that during the first 8 days of my tenancy, I have the right to request, in writing, a list of the damages and defects for which the landlord deducted money from the prior tenant's security deposit.
- 4. Security Deposit / Receipt.
The landlord gave me a receipt when I paid the security deposit (paid in cash, receipt requested, etc.).
- I did not receive a receipt (paid the security deposit by check with a notation stating the purpose of the check, no security deposit required, landlord applied my earnest money to the security deposit, etc.).

When I Enter into the Lease or Rental Agreement: [Before or at Contract Signing]

- 5. Contact Persons for Rent Payments, Maintenance & Management, & Service of Legal Paper
The landlord gave me, in writing, the names and addresses of the following contact people: *[these contact people may be listed in the rental agreement and they all may be the landlord]*
 - (a) The person(s) to whom I should pay my rent;
 - (b) The person(s) who I should contact regarding the management and maintenance of the premises; and
 - (c) The owner(s) or some other person(s) in Wisconsin who is authorized to accept personal service of legal papers and notices on behalf of the owner.
- 6. Copy of Rental Agreements, Rules and Regulations, and Nonstandard Rental Provisions
The landlord gave me a copy of any lease or rental agreement that I signed and the current rules and regulations, if in writing.
- The landlord gave me a copy of any Nonstandard Rental Provisions that I signed.
- 7. Lead-Based Paint (LBP) Disclosure
Landlord gave me a LBP Disclosure Statement and a lead hazard information pamphlet.

THIS FORM INCLUDES THE DISCLOSURES A LANDLORD MUST MAKE WHEN A PROSPECTIVE TENANT APPLIES TO RENT A DWELLING UNIT AND WHEN A TENANT ENTERS INTO A RENTAL AGREEMENT. IF THE LANDLORD DOES NOT MAKE PROPER DISCLOSURES, ANY RENTAL AGREEMENT MAY BE VOID OR THE TENANT MAY BE ABLE TO COLLECT DOUBLE DAMAGES FROM THE LANDLORD. [per Wis. Admin. Code Chap. ATCP 134 & Wis. Stat. § 100.20(5)].

The undersigned have read and dated this second page of this Rental Disclosure Form and have received all indicated information and documents:

(Tenants' Signatures) ▲

(Date) ►

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Drafted by: Attorney Debra Peterson Conrad

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.