

Tenant Welcome Letter

It is our pleasure to welcome you as new tenants. We sincerely hope that you find your new home comfortable and enjoyable. This welcome letter will provide important information. Please take a few minutes to read over this important move-in letter.

Set Up Your Utilities Call WE Energies 800 242-9137 and set up your electric and gas account effective the first of the month when your lease starts even if you are not living there. Failure to put the utilities in your name(s) will result in late fees, penalties and disconnection of your utilities.

Cable/Internet/Wifi For cable and internet, you may want to contact Spectrum formerly (Time Warner –RoadRunner) (800) 627-2288 or ATT (800) 288-2020 and ask for a student discount or move in promotion. WE DO NOT permit Direct TV or any satellite dishes installed on our properties even if there are existing dishes that were illegally installed.

Property Condition Report Complete your property condition report and return it within 7 days. Time stamped photos and video are welcome. A copy of this form can be downloaded www.uwmrentals.com/proper_cond_report.pdf

Rent is due on the 1st of every month and considered late if not received or postmarked by the first. There is no exceptions for week ends or holidays. To avoid late fees please mail your rent check(s) (no cash) to the address on your lease. See www.uwmrentals.com/rent_transmit.pdf for tips on how to write your rent check and www.uwmrentals.com/contact.php on where to mail your rent.

Renters Insurance (Optional) We highly recommend renter's insurance. For less than a dollar a day you can protect all personal property against theft, fire and other loss. Google "renters insurance Milwaukee" for more information.

Pets & Painting & Smoking & Parties Your lease and Addendum A prohibits pets (cats, dogs, ferrets,) and painting, smoking, candles, incense, underage drinking, half barrels and parties. Penalties can range from \$200 to a 5-Day Notice leading to eviction.

Maintenance If you are experiencing a life threatening emergency call 911. If you have a maintenance issue you should text or email your landlord with a description of the issue. Always leave a detailed description along with your name, rental address/unit and phone number. If you do not hear back from someone within 12 hours or if it is very urgent such as no heat please call your landlord and send a follow up text to their cell phone numbers listed below.

We look forward to a good year together,

Russ Wasserman East River & West River, LLCs P.O. Box 510949 Milwaukee, WI 53203
rwasser63@gmail.com 414 737-5348

Wendy Wasserman Southview, Fox Beach & Bartlett Investments & Newsum and Palmetto, LLCs P.O. Box 11055 Milwaukee, WI 53211 wwbird@yahoo.com 414 628-0663

Tenant Resources

UWM Police

Non-Emergency: (414) 229-4627

Emergency: When calling from a Campus Phone: 9-911 or Cell Phone: 414-229-9911

UWM BOSS

414-229-6503

Milwaukee Police District 1

Non-Emergency: (414) 935-7212 - Parking enforcement 414 286-8350 - Emergency: 911

Smoke Detectors and Carbon Monoxide Detectors

Your unit is equipped with working smoke and carbon monoxide detectors. It is your responsibility to check these units monthly. Disabling or tampering with these devices is a violation of your lease and worse. If you need help testing these devices please contact your landlord.

Painting

DO NOT paint your walls unless you have written permission from the landlord. An illegally painted room is considered a damage even if you think it looks nice. You will be fined at least \$200 per room to repaint.

House Parties

Your lease and Addendum A prohibits house parties. No exceptions. If you violate these terms you will be subject to the following City of Milwaukee/UMW fines/penalties in addition to a \$200 fine and 5-Day eviction notice from your landlord. Remember, UWM is located in a residential neighborhood not Langdon Street in Madison.

HOSTS MAY BE FINED OR ARRESTED BY THE CITY *in a combination of the following:*

- Public Drinking, **\$105**
- Disorderly Conduct, **\$120**
- Sale of Alcohol to Minor, **\$150**
- Sale of Alcohol to Underage Prohibited, **\$150** (*Includes selling cups or alcohol to anyone under 21*)
- Contributing to the Delinquency of a Minor, **\$150**
- Possession of Alcohol by Minor, **\$165**
- Permit Consumption of Alcohol by Minor, **\$336**
- Noise Nuisances, **\$226** (*Be aware the noise nuisance ordinance is in effect **24 HOURS A DAY**, and you can be issued a citation if someone can hear noise **50** feet away from your property*)
- Obstructing a Police Officer, **\$165**
- Gen Licensing Reqs-Class A Misdemeanor, **\$10,000** or 9 months in jail. This is also referred to as an Illegal Tavern and applies to hosting a party and selling alcohol or cups.

Boxes, Garbage and Recycling

After moving in you will most likely have large boxes, discarded furniture, other items that don't fit neatly in the green garbage or recycling dumpsters. DO NOT dump your garbage or recyclables on top of a dumpster even if it is full. If you are disposing of a large item that does not fit in a dumpster put it next to the dumpster (if alley) or curb (if no alley) and call for special pickup. The City may charge for large items such as beds or furniture. Any fine or additional expense due to garbage is considered rent. For more information on proper disposal see Addendum A, item 9 of your lease, or call the City of Milwaukee Dept of Sanitation (414) 286-2489