Check with the City of Platteville (608.348.9741 x 2231) to verify that the landlord has a current rental license and that there are no violations of record. Check with the Wisconsin Dept. of Consumer Protection (1-800-422-7128) to see if they have received any complaints against the landlord.

Tenants must be allowed to inspect copies of all written agreements and rules before they pay any money to the landlord or sign any rental agreement.
- Read the entire lease! Fully understanding the lease agreement is the tenant’s responsibility.
- NEVER sign the agreement until you understand each clause within the lease.

A LEASE, RENTAL AGREEMENT AND/OR ANY OTHER CONTRACT YOU SIGN WITH A LANDLORD IS A BINDING LEGAL CONTRACT. By signing it, you are bound to the terms and conditions presented in it.

- Make sure the dates and duration of the lease are correct.
- Make sure the apartment you looked at is the one you are signing a lease for.
- Know what you are expected to do while you live there and what the landlord will take care of doing. (e.g. who will do lawn care/snow shoveling; minor repairs).
- Know all the “house rules” for parking, trash pick-ups, pets, noise, guests, and subletting.
- Pay special attention to any “NONSTANDARD RENTAL PROVISIONS” included in your lease. These provisions shall be provided to Tenant in a separate written document.

If you sign your name or initials by a Nonstandard Rental Provision, it may give the Landlord expanded rights to:

1. Enter your apartment without giving notice.
2. Take possession of your personal property and hold them because you are late with a rent payment.
3. Keep your security deposit for reasons not specified in the statutes. [e.g. late fees; sublet fees.]

- Make sure your lease or rental agreement says you have paid your security deposit and how much you have paid.
- Promises of repairs by a Landlord should be written into the lease, including a completion date, prior to you signing the lease.
- Don’t rely on oral statements from the landlord!
- Once signed, make sure you receive a fully executed copy of the lease which is signed and dated by all tenants and the landlord.

ALL RESIDENTIAL RENTAL AGREEMENTS IN WISCONSIN ARE REQUIRED BY STATE STATUTE TO INCLUDE THE FOLLOWING:

704.14 (Notice of domestic abuse protections) - A residential rental agreement shall include a NOTICE OF DOMESTIC ABUSE PROTECTIONS in the agreement or in an addendum to the agreement. [* Leases must include the full language of this provision as found in Wis. Stat. 704.14]
Renting in the City of Platteville? Per City Ordinance, unless renting in a designated Rooming House, the following language must either be included in the lease or in a document attached to the lease:

1. City Ordinance Chapter 33 regarding rental licensing standards applies to this property.
2. Maximum occupancy limits apply to this unit. Unless this unit is an approved rooming house, this unit may be occupied by no more than four (4) unrelated persons, or less depending on the size and number of bedrooms. Units located in a Limited Occupancy Overlay district may be limited to no more than two (2) unrelated persons as provided in Section 22.0514 of the Municipal Code. For more information, contact the City at 608-348-9741.

Wisconsin Landlord Disclosure Requirements
Landlords have to give applicants certain information prior to accepting any money, so tenants can decide if they are interested. Landlords are also required to write certain important information in the leases.

Before a rental agreement is made, the landlord must supply the tenant with important information including:

- Name of the person who collects and receives rent;
- Name of the person responsible for management and maintenance of the property;
- Name and address of owners or their agents;
- Party responsible for payment of utility bill, including heat, water, and electricity. If the tenant pays the utilities and they are not metered separately for different apartments and common areas, the landlord must disclose to the tenant how the charges will be assessed among the individual units.

Landlord shall disclose the following before entering into a rental agreement with or accepting any earnest money or security deposit from prospective tenant, any building code or housing code violation to which all of the following apply:

1. Any uncorrected building code violations that they have actual knowledge of and which present a significant threat to the prospective tenant's health or safety. [Wis. Stat. 704.07]

Landlord must also notify the tenant of certain conditions if they exist in the apartment and if the landlord knows of them on the basis of a reasonable inspection. The conditions include:

1. Inadequate plumbing and sewage or a lack of hot or cold water.
2. Heating facilities that are unsafe or incapable of heating to at least 67 degrees F (19 degrees C) throughout the year;
3. No electricity or unsafe electrical system;
4. Structural conditions which could be hazardous to the health and safety of the tenant. [Wis. Admin. Code DATCP Ch. 134.04]

IMPORTANT!

- All renters have rights under the law. Make sure you understand the rights that apply in Wisconsin.

*Wisconsin Landlord and Tenant Rights can be found in Wis. Stat. Chapter 704 and Wis. Admin. Code Chapter ACTP 134.*