

Lease Information

A lease is a legally binding contract, agreed upon by a rental company and the tenant signing the lease.

Always discuss all points of interest with a landlord before signing a lease, including what is included in rent (water, electric, heat, cable/internet, parking), who is responsible for repairs, etc.

Many landlords check a prospective tenant's credit history to see how responsible the prospective tenant is with managing money. The average price for this is around \$20. The landlord can only charge an application fee for the amount required for the credit check and must refund any extra money.

If you have any questions or concerns regarding your lease agreement or your security deposit, contact the UWM Legal Clinic to make an appointment for a legal professional to review your lease.



Additional Resources

UWM Legal Clinic

<https://uwm.edu/university-legal-clinic/>

414-229-4041

Department of Neighborhood Services

<https://itmdapps.milwaukee.gov/MyMHome/index.jsp>

414-286-2268

Wisconsin Circuit Court Access

<https://wcca.wicourts.gov/case.html>

Marquette Legal Clinic

<https://law.marquette.edu/mvlc/contact-us>

414-288-6912

UWM Police Department

<https://uwm.edu/police/>

414-229-4627 (Non-Emergency)

414-229-9911 (Emergency)

Milwaukee Police Department

414-933-4444 (Non-Emergency)

911 (Emergency)

Updated 1/13/2020

NEIGHBORHOOD
HOUSING OFFICE

City of Milwaukee Rules,
Regulations & Laws



City of Milwaukee Occupancy Ordinance

- No more than three unrelated adults may live in a unit together, no matter how many bedrooms.
- Renting with more than three unrelated adults puts tenants and the landlord at risk for tickets and eviction.
- Unethical landlords will rent to more than three unrelated people by putting only three tenants on the lease and leaving any others off.
 - If the City of Milwaukee catches this landlord, only the three tenants with their names on the lease will be allowed to stay, others will be evicted within 24 hours.
- Check the Department of Neighborhood Services for the history of a property and Wisconsin Circuit Court Access for records on the landlord.



Joint & Several Liability



Joint & Several Liability is a law put in place where two or more parties are independently liable for the full extent of something.

As a tenant, this means that you as an individual are responsible for the entirety of your rent each month, even if you have one or more roommate(s).

If your roommate is short on rent, or decides to stop paying rent, you as a tenant are still responsible for paying your landlord rent in the full amount.

If **you are unable to pay rent**, the responsibility of paying rent may fall onto your co-signer.

A co-signer is a person that signs a lease along with a tenant and agrees to pay rent in the tenant is unable to. Co-signers are typically a parent, guardian, or other trusted family member or friend.

Subleasing

Subleasing is used to add a new tenant onto a lease to replace an existing tenant.

Subleasing can be useful in instances where a tenant is looking to leave their lease.

Even though subleasing adds a new tenant onto an existing lease, a sublease agreement must be created and agreed upon by the landlord/rental company, the existing tenant, the new tenant, and the current roommate(s).



Not all landlords/rental companies allow tenants to sublease their units. Check the terms of your lease or contact your landlord about subleasing before you start the process.

Sublease listings are available on the Neighborhood Housing Office's listing service when you log in with your ePanther ID.

