

Nicholas Kedrowski <nicholas@fiveskiesmhc.com>

Jul 1

to joseph, me

False: see Dishonesty Section

First, I shared your email with Joseph, his email is [Joseph@fiveskiesmhc.com](mailto:Joseph@fiveskiesmhc.com). I will assume that you prefer email contact since it has been difficult to get in touch with you with phone calls, texts and are you have not been available at the home when we have been over there. Thank you for sharing this information, the continued problems indeed need to be addressed soon.

False – NEVER HAPPENED

By way of some explanation, I contacted you to inquire if the water had gotten better when Kurt was finished and you indicated that the pressure in the tub had not but the rest was fine. To me, this also encompassed the water color because the water from our wells is clean, clear and tests very good.

The tub and door should have been looked at but hasn't yet due to some communication errors but will be shortly now that it has been added to the radar again. This is the first that I had heard that windows do not open, from the look of the bowing in the screens, I had thought they did open

False: See pdf of 5/10 re windows

the sills with regularity. I had forgotten about the Kitchen window issue until the fact that it had one, I am still unable to recall what it is. I will ask Delbert to look at them to see what we need. I am not there and we do not enter your unit to check anything without your assent so we have no way to know how conditions are without you keeping us informed. If there are problems that need attention, your lease clearly tells you to call the property manager, Delbert Kedrowski and provides his telephone number which is [715-570-8300](tel:715-570-8300). If that is the case, you should call Delbert.

ALL of the issues were provided, described in 5/10 email & forwarded to Delbert per Nick 5/11; no additional issues were provided to anyone.

Regarding the steps; I am reasonably assured that I hadn't given a specific date that the steps would be replaced because the closest to a date I had was "this spring or summer" and if you recall, the steps were not a "condition of the rent discount", only the replacement of the pipes was, and that provision is specifically documented.

Prohibited Wisc Stat 704.07

Expectation of full rent while doing nothing re repairs water, door, windows

Until your recent email, I had no reason to believe things (other than the tub pressure) were not right with the water. This was completed and you had an additional month's decrease in rent. Last month, however, it appeared you simply did not pay your rent in full, without authorization; although were given additional time. From the information we had our records indicate that June's rent is considered delinquent 31 day and the remaining balance of \$235.00 remains unpaid. Additionally, there are late fees of \$155.00 due and continue to accrue at the rate of \$5.00/day until paid in full. July is also \$450.00 but as long as it is paid in full by July 5, there would be no late fees. Please be aware that any rent payments will be credited to past due amounts first so your \$225.00 payment would go to catch up June's rent partially. I will bring your concerns and your proposed continued rent reduction to my partners and will let you know, via email of their decision before July 4, 2016 and if agreed, would forgive your late fees and settle upon a reduced rent amount. I am reasonably sure that the reduced amount will not be less than \$250.00 but we will see. I cannot guarantee more than 24-hours notice of entry when we affect the remaining repairs but will try to accommodate your 48-hour request as best we can. Kurt will not return to the property so please do not

continue to attempt contact with him. If the water remains unimproved, it may be necessary to replace lines below ground. We will determine how best to approach that situation if the need arises but if that is the case, we may have to terminate your lease because we would not continue to rent the unit until that issue is remedied and it may take a considerable amount of time to remedy.

Screening placed over filthy, torn screens was not "bowed." Sills are too narrow for anything but (maybe) a 3 month old kitten to sit on; one of my cats is 22 lbs; the other is 12 lbs. Neither ever attempted to sit on such a narrow sill; they are smarter than that. I have always placed furniture next to windows so cats can sit comfortably with a view.