

WHO SHOULD ATTEND

- Attorneys:
- Landlord-Tenant
- Real Estate
- Evictions
- General Practice
- Litigation
- Property Managers
- Developers
- Building Owners
- Leasing Agents
- Landlords & Tenants
- Real Estate Professionals

OTHER OPPORTUNITIES

Landlord-Tenant Law
La Crosse, WI – November 10, 2010
Check our website or call us for more info!

REFERENCE MATERIALS

Seminar Manual
The faculty has prepared a substantial reference work to accompany its presentation. This manual will serve as a valuable tool for future reference. You will receive the manual upon checking in at the seminar site. Its price is included in the registration fee.

STERLING BOOKSTORE

Below is a selection of the materials currently available from previous Sterling seminars in Wisconsin. To order, please complete and mail in this form with payment, call us at 715-855-0495, or visit our online bookstore at www.sterlingeducation.com/bookstore.asp.

COMMERCIAL LEASES: DRAFTING, ENFORCING & OTHER CRITICAL ISSUES:
The Leasing Process; Critical Lease Issues and Sample Negotiation; Tenant Defaults and Enforcement of Leases, Awards, and Judgments; Special Concerns with Subleasing; When the Landlord and Tenant Files Bankruptcy; and Premises Liability and Environmental Risk
PRESENTERS: Paul G. Sherburne with Mawicke & Golsman, S.C.; Richard A. Check with the Bankruptcy Law Offices of Richard A. Check S.C.; Mark D. Malloy with Lebl & Kat LLC; Andrew J. Niebler and James B. Hanley with Niebler, Pyzyk, Roth & Carrig, LLP; and Ann K. Chandler with Weiss Berzowski Brady LLP
Seminar #99W10332 Audio & Manual Set \$155 Audio only \$95 Manual only \$75

FUNDAMENTALS OF LANDLORD-TENANT LAW:
Dealing with Tenants and Documentation; Tenant Perspective; Terminating a Tenancy; The Eviction Process; Ethical Considerations; and Collections; Enforcing Your Judgment
PRESENTERS: Michael D. Greiber with Madison Property Management, Inc.; David R. Friedman with the Friedman Law Firm; and David R. Sparer with Herrick & Kasdorf LLP
Seminar #99W10122 Manual only \$75

LANDLORD TENANT LAW BASICS:
Dealing With Tenants and Documentation; Terminating a Tenancy; The Eviction Process; and Collections; Enforcing Your Judgment
PRESENTERS: Matthew J. Richburg with Kohn Law Firm S.C.; Tristan R. Pettit with Petrie & Stocking S.C.; and Karl A. Meyer, Jr. with Hale & Wagner SC
Seminar #99W10109 Audio & Manual Set \$155 Audio only \$95 Manual only \$75

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Landlord-Tenant Law Update

Milwaukee – November 3, 2010



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See inside for details

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-Owner

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8th Annual Landlord-Tenant Law



Milwaukee, WI
November 3, 2010



Presented by:
Tristan R. Pettit
- Petrie & Stocking S.C.
Richard A. Check
- Bankruptcy Law Office of Richard A. Check, S.C.
Brian A. Schuk
- Wossel, Harvey & Schuk, LLP
Matthew D. Fortney
- Quarles & Brady LLP
(See complete biographies inside)

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MEET THE FACULTY

TRISTAN R. PETTIT, J.D., is a shareholder with the Milwaukee law firm of Petrie & Stocking S.C., which has been in existence for over a hundred fifteen years assisting individual, families, and business throughout the state. Mr. Pettit focuses his practice in the areas of civil and business litigation with an emphasis on landlord-tenant law. He has handled both commercial and residential evictions and the accompanying damages claims for his clients throughout the state. He has also been involved in litigation dealing with lead-based paint issues, Fair Housing (discrimination) claims, building code orders, public nuisance lawsuits, and both the prosecution and defense of Wisconsin Administrative Code - ATCP 134 - violations. He assists clients with the drafting and interpretation of commercial leases and residential rental agreements and other rental documents and is the author of the landlord-tenant legal forms sold at Wisconsin Legal Blank Co., Inc., which are used throughout the state. Mr. Pettit presents seminars on landlord-tenant law and related matters throughout the state and currently is serving in his second year as the president of the Apartment Association of Southeastern Wisconsin, Inc. Mr. Pettit received his B.A., with honors, from University of Wisconsin-Madison and his J.D. from Marquette University of Law School.

RICHARD A. CHECK, J.D., is the majority shareholder of the Bankruptcy Law Office of Richard A. Check, S.C. in Milwaukee, where bankruptcy law is the sole focus of his practice. Mr. Check provides effective advice and legal representation to many clients, both individuals and business, in the areas of debt resolution, relief from creditors, asset protection, and resolution of debt issues through bankruptcy. His firm has earned a reputation in the state of Wisconsin for the advocacy provided to clients in personal bankruptcy and small business-related bankruptcy service. He is a regular speaker on bankruptcy related topics to other attorneys and professionals. Mr. Check is a member of the State Bar of Wisconsin and the National Association of Consumer Bankruptcy Attorneys. He is the only attorney from Wisconsin who is admitted to the American Consumer Bankruptcy College. Mr. Check received his B.S. from Indiana University Kelley School of Business and his J.D. from Indiana University Law School.

BRIAN A. SCHUK, J.D., a partner with Wassel, Harvey & Schuk, LLP, a general practice firm in Delavan, focuses his practice on resolving the legal issues landlords and tenants face. Mr. Schuk understands the laws pertaining to lease agreements, and he is familiar with the legal proceedings in landlord-tenant cases. He offers experienced and effective representation to businesses and individuals by assisting with negotiating and drafting leases, evictions, and breaches of lease. Mr. Schuk represents a variety of landlords ranging from mobile home parks to apartment complexes to individuals as well as tenants. In doing so, he has earned himself a highly respectable reputation in Walworth County for his vast knowledge of landlord-tenant law. In addition, Mr. Schuk covers real estate, probate administration, estate planning, municipal, and personal injury matters. He is an active member in good standing of the State Bar of Wisconsin. Mr. Schuk received his undergraduate degree from the University of Wisconsin-Milwaukee and his J.D. from Marquette University Law School.

MATTHEW D. FORTNEY, P.E., J.D., with Quarles & Brady LLP in Madison, practices in the areas of real estate law and environmental law. He is a Leadership in Energy and Environmental Design Accredited Professional (LEED® AP), a member of his firm's Clean Energy, Climate Change, and Sustainability Group, and co-chair of the Alternative Energy subgroup within his firm's National Real Estate Group. Mr. Fortney's practice focuses on all aspects of commercial real estate matters. In addition, he specializes in "green buildings" and sustainability issues, having written and presented on the topic a number of times. Prior to practicing law, Mr. Fortney, a Licensed Professional Engineer, was a construction engineer and environmental engineering project manager. He is a member of the State Bar of Wisconsin and the Dane County Bar Association. Mr. Fortney earned his B.S. at the University of Texas at Arlington, his M.S. in Environmental Geotechnical Engineering at Northwestern University, and his J.D., *magna cum laude*, at Northwestern University School of Law.

LANDLORD-TENANT LAW UPDATE

DATE: Wednesday, November 3, 2010
REGISTRATION: 8:00 a.m.
PRESENTATIONS: 8:30 a.m. - 4:30 p.m.
LUNCH: (on your own) 11:30 a.m. - 12:30 p.m.

LOCATION:

Residence Inn Downtown
 648 North Plankinton Avenue
 Milwaukee, WI 53203

CONTINUING EDUCATION CREDIT

Please remember to bring your license number, ID or other necessary information to the seminar to ensure proper reporting of continuing education credit.

WI CLE This seminar has been approved by the Wisconsin Board of Bar Examiners for 8.0 general hours of continuing legal education credit, including 1.0 hour of ethics.

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Landlord-Tenant Law Update

Join Attorney Pettit in Milwaukee on November 3rd!

Register by: Seminar #10W11245
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LTL/SXF

SEMINAR AGENDA

I. Lease Provisions & Issues: Plan Ahead to Avoid Problems

- A. Screening and qualifying prospective tenants
 1. Basics
 2. Verifying the applicant
 3. Written screening criteria
 4. Avoiding discrimination
 - a. Basics
 - b. Reasonable modifications
 - c. Animals assisting people with disabilities
 - d. Restoration agreements: "reasonable accommodations"
 - f. Federal Fair Housing Act
 - g. Open housing laws
 5. Rental application
 6. Credit checks
 7. CCAP (Consolidated Court Automation Program)
 8. Rejecting an applicant
- B. Rental documents
 1. Rental agreement
 2. Rules and regulations
 3. Nonstandard rental provisions
 4. Tenant inspection/acceptance form (check-in/check-out)
 5. Disclosure of information on lead-based paint
 6. Pet agreement

II. Terminating a Tenancy

- A. Causes for eviction
 1. Breach for non-payment of rent
 2. Breach other than for non-payment of rent
 3. Nuisance
 4. Miscellaneous
- B. Notices terminating tenancy
 1. Length, form, contents, service
 2. When is notice deemed given
 3. Effect of notice
 4. Improper date on notice
 5. Tenant's notice to terminate tenancy
 6. Miscellaneous

III. The Judicial Eviction Process and Related Issues

- A. Judicial evictions: pre-suit considerations and the lawsuit
- B. Stays of eviction
- C. Abandoned and unclaimed tenant property
- D. Self-help evictions
- E. Mediation/dispute resolution

IV. Tenant/Landlord Bankruptcy and Collection Issues

- A. When a tenant or landlord files bankruptcy
- B. Considerations before pursuing judgment - should you even bother?
- C. Obtain necessary information to collect judgment early in the rental process
- D. Taking judgment
- E. Docketing the judgment
- F. Financial disclosure forms
- G. Supplemental examination
- H. Garnishment of property other than earnings (bank account)
- I. Earnings garnishment (bank)
- J. Absconding

V. Green Building and Green Leases

- A. Overview of green building rating systems, e.g. LEED®
- B. Green legislation affecting landlords, tenants, owners, risks and rewards
- C. Green lease: considerations, incentives, operating costs, tenant improvements, operations, maintenance

VI. Ethical Considerations in Landlord-Tenant Law

- A. Negotiating with a pro se tenant at court
- B. Conflicts of interest, unrepresented or dual represented, competency, fee arrangements
- C. Ethical situations

Sterling Education Services may alter the agenda due to circumstances beyond our control.