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Assistance Animal Rules & Regulations

1.1 TENANT AND ANIMAL INFORMATION

<<Tenants (Financially Responsible)>>

<<Unit Address>>

<<Pet Information>>

- Only the Animals listed here are allowed to be kept on the premises.

1.2 ANIMAL OWNER CHECKLIST TO LANDLORD:

The following items must be provided to Landlord prior to move-in date of the Animal:

1. Description & photo of Animals
2. License and registration of Animals
3. Veterinary proof of declawing (cat only, strongly recommended)
4. Veterinary proof of spay/neuter
5. Veterinary proof of rabies & distemper vaccinations

1.3 ANIMAL AGREEMENT

This Animal Agreement is incorporated into Tenant's Residential Agreement. If there is any conflict between the terms and conditions of this Animal Agreement and those contained in the Residents Rental Agreement, the terms and conditions of this Animal Agreement shall be controlling.

1.4 RULES & REGULATIONS

1. The Animal(s) may not cause any damage to the premises, nor may the Animal(s) cause any discomfort, annoyance, or nuisance to any other tenant on the premises or any neighboring properties (i.e. barking, growling, chasing, running free, etc.)
2. All Animals must be housebroken. Animals may not be allowed to urinate or defecate anywhere inside the unit other than in a receptacle designed for that purpose. Tenants shall immediately remove and properly dispose of all Animal waste on the grounds. Tenant shall NOT allow Animal(s) to deposit waste on neighboring properties or near other Tenants units.
3. Tenant shall maintain control of Animal(s) at all times. If Animal(s) are allowed outside, Animal(s) must be leashed at all times. Tenant shall not allow Animal(s) into any common areas without direct supervision (i.e. leashed).
4. Tenant warrants that Animal(s) is/are housebroken and has no history of causing physical harm or injury to persons,

animals, or property.

5. Tenants shall be strictly liable for the entire amount of any injury to any person or property caused by the Animal(s), and shall indemnify Landlord for all costs resulting from same.
6. Tenants responsible for keeping all areas where Animals are housed clean, safe and free of parasites, including fleas.
7. Dog "potty pads" are not acceptable; all dogs must be taken outside for potty purposes. Dog owners must immediately pick up and dispose of all dog waste deposited on the Property's streets or grounds.
8. Cat owners must agree to change litter boxes at least once per week and keep the area around the litter box clean. Place soiled litter in tied plastic bags and disposed of in the garbage facilities. Cat liter cannot be flushed down the toilet.
9. Cat litter boxes must not be place on a carpeted flooring, only placed on hard flooring surfaces.
10. Tenant will be responsible for the actual costs incurred by Landlord for failure to comply with Animals rules on waste removal both inside the apartment and outdoors within the complex grounds.
11. Animal(s) shall be contained or temporarily removed from the housing for purposes to include, but not necessarily limited to, delivery of maintenance repair services, extermination services and preventative maintenance/housekeeping inspection, as requested by Landlord.
12. No Animal is to be left unattended in a Tenant's unit for a period longer than that which is appropriate in light of the needs of the Animal. In general, dogs should not be left unattended for more than 9 hours, other Animals for more than 24 hours, on a regular basis. When Landlord has reasonable cause to believe an Animal has been left unattended for an extended period of time, Landlord will attempt to contact the Tenant to remedy the situation. If no contact can be made, Landlord may enter the Tenants unit and make any necessary arrangements for the Animals care, including but not limited to removing the Animal and placing it in a temporary home, such as a boarding kennel. Any costs incurred will be deducted from the Tenant's security deposit.
13. Tenant(s) shall be jointly and severally liable for the entire amount of all damages caused by the Animal(s). If any item cannot be satisfactorily cleaned or repaired, Tenants must pay for complete replacement of such item. If urine odor is detectable, carpet may be replaced and all costs to do so are the responsibility of the Tenant. Tenant may also be liable for any additional costs associated with urine odor removal. *(Landlords are entitled to recover double the damages for waste committed by a tenant's animal(s) under WI Statute 844.19.)*

1.5 CATS

All cats are recommended to be declawed. If Tenant chooses not to declaw, they must be reminded they are responsible for any damage due to scratching.

1.6 DOGS

No dog permitted under the age of 6 months.

1.7 SPAY/NEUTER

All dogs and cats must be spayed or neutered, unless a veterinarian certifies that health problems prevent it. A medical receipt from a veterinarian is required to prove the animal is spayed/neutered.

1.8 VACCINATIONS & DOCUMENTATION

All Animals must receive proper veterinary care, and must be up-to-date on rabies and distemper vaccinations. Veterinarian's statement to this effect should be provided to Landlord prior to move-in date of Animal.

All Animals must wear identification tags that indicate the Animals name, owner's name, and owner's address and telephone number. Owner must also provide a current photo of Animal to be kept on file.

1.9 MOVE-OUT

Having a Animals(s) constitutes abnormal wear and tear to carpeted areas. After Tenants vacate the Premises, they shall provide proof of professional carpet cleaning to Landlord.

1.10 LANDLORD'S REMEDIES FOR VIOLATIONS

1- **Removal of Animal by Residents.** If, in Landlord's sole judgment, any rule or provision of this Animal Agreement is violated by Tenants or their guests, Tenants shall immediately and permanently remove the Animal(s) from the premises upon written notice from Landlord. The requirement of removal shall not relieve Tenant of any liabilities regarding the lease agreement (i.e. Tenant cannot abandon the lease as a result of being required to remove the Animal(s)). The requirement of removal shall not relieve Tenant of the duty to pay the full rent in the lease agreement, including Animal rent (if applicable).

2- **Other remedies.** This Animal Agreement is an Addendum to the Lease Agreement between Landlord and Tenants. If any rule(s) or provision of this Animal Agreement is violated, Landlord shall, in addition to the foregoing, have all rights and remedies set forth in the Lease Agreement for violations thereof.

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Date Signed