

1

Dog Rules & Regulations

1.1 TENANT AND PET INFORMATION

<<Tenants (Financially Responsible)>>

<<Unit Address>>

<<Pet Information>>

- Only the dogs listed here are allowed to be kept on the premises.
- \$50 monthly rent/dog.
- Two (2) pet maximum.

Tenant's financial obligation for pet(s) is not limited to any pet fee or deposit. Additional monthly rent DOES NOT cover damages by your pet, only normal wear and tear.

1.2 PET OWNER CHECKLIST TO LANDLORD:

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

1. Description & photo of pet
2. License and registration of pet
3. Veterinary proof of spay/neuter
4. Veterinary proof of rabies & distemper vaccinations

1.3 SECURITY DEPOSIT

Tenants with pet(s) will be required to pay an additional \$250.00/ pet to the current security deposit amount. The entire apartment security deposit will be returned upon fulfillment of the lease minus any unpaid rent/charges, and damage deductions which are above normal wear and tear.

1.4 PET AGREEMENT

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

1.5 RULES & REGULATIONS

1. The Pet(s) may not cause any damage to the premises, nor may the Pet 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 pets must be housebroken. Pet(s) may not be allowed to urinate or defecate anywhere inside the unit. Tenant shall NOT allow Pet(s) to deposit waste on neighboring properties,

any area between the building and sidewalk, or near other Tenants units. Tenants shall immediately remove and properly dispose of all pet waste on the grounds.

3. Tenant shall maintain control of Pet(s) at all times. While outside, Pet(s) must be leashed at all times. Tenant shall not allow Pet(s) into any common areas without direct supervision (i.e. leashed).
4. Tenant warrants that Pet(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 Pet(s) and shall indemnify Landlord for all costs resulting from same.
6. Tenants responsible for keeping all areas where pets are housed clean, safe and free of parasites, including fleas.
7. Dog "potty pads" are not acceptable; all dogs must be taken outside to the preapproved designated area for potty purposes. Dog owners must immediately pick up and dispose of all dog waste deposited on the Property's streets or grounds.
8. 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.
9. Pets 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.
10. No pet 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 pet. In general, dogs should not be left unattended for more than 9 hours, other pets for more than 24 hours, on a regular basis. When Landlord has reasonable cause to believe a pet 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 pet's care, including but not limited to removing the pet and placing it in a temporary home, such as a boarding kennel. Any costs incurred will be deducted from the Tenant's pet and security deposit.
11. Tenant(s) shall be jointly and severally liable for the entire amount of all damages caused by the Pet(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 pet(s) under WI Statute 844.19.)

1.6 AGE/BREED RESTRICTIONS

No dog permitted under the age of 6 months.

Breed restrictions: Pit Bull Terriers, Staffordshire Terriers, Rottweilers, German Shepherds, Presa Canarios, Chow Chows, Doberman Pinschers, Akitas, Wolf-hybrids, Mastiffs, Cane Corsos, Great Danes, Alaskan Malamutes, or Siberian Huskies.

1.7 SPAY/NEUTER

All Pet(s) 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 pets 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 pet.

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

1.9 MOVE-OUT

Having a Pet(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 Pet by Residents.** If, in Landlord's sole judgment, any rule or provision of this Pet Agreement is violated by Tenants or their guests, Tenants shall immediately and permanently remove the Pet(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 Pet(s)). The requirement of removal shall not relieve Tenant of the duty to pay the full rent in the lease agreement, including pet rent (if applicable).

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

**If, during your lease you get rid of your pet for any reason, your rent will not go down automatically by the monthly rental fee listed above. Landlord will have the option of signing a new one year lease for the current market rental value or to remain in your current lease at your current rental amount.*

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Date Signed