

PET AGREEMENT NONSTANDARD RENTAL PROVISIONS

If any of the following terms and conditions are violated the owner shall have the right to immediately cancel this agreement and require the tenant to immediately remove the pet(s) from the premises. Cancellation of this agreement does not waive tenant's responsibility for any damages caused by tenant's pet(s).

5 This Pet Agreement is an addendum and part of the Rental Agreement as of this date _____, 20____ between
6 Owner/Agent of Owner and

7 Tenant(s): _____

8 _____

9 Address: _____ Apt./Unit No.: _____

10 City: Onalaska State: WI Zip: 54650

11 Tenant agrees to the following terms and conditions:

- 12 A. Only the pets listed below are allowed to be kept on the premises.
- 13 B. Tenant will not allow pet(s) to cause any danger, damage, nuisance, undue noise, or health hazard.
- 14 C. Pet(s) are not allowed to soil the premises, grounds, common areas, sidewalks, parking areas, landscaping, lawns, gardens, and
15 other property of the owner.
- 16 D. Tenant agrees to promptly clean up after pet(s).
- 17 E. Tenant accepts full responsibility and liability for any and all damage, injury or action arising from or caused by tenant's pet(s).
- 18 F. Tenant agrees not to leave food or water for pet(s) outside the premises, in common areas or the grounds.
- 19 G. Tenant agrees to remove the pet(s) offspring within eight (8) weeks of birth.
- 20 H. Tenant agrees to register, license and immunize pet(s) in accordance with all local laws and regulations.
- 21 I. Tenant warrants that pet(s) is/are housebroken and has no history of causing physical harm or injury to persons, animals, or property.
- 22 J. Tenant warrants that pet(s) has no vicious history or tendencies.
- 23 K. Tenant certifies and warrants the pet has no history of biting, vicious tenacity, or doesn't have any aggressive behavior to humans
24 or other pets.

25 L. Tenant agrees to the following rules as applying to specific pets:

26 **Dogs:** Must be controlled at all times. Must be kept on a short leash while on grounds and in common areas. Barking which
27 becomes a nuisance to other tenants will not be tolerated.

28 **Cats:** Must be controlled at all times. Must not be allowed to roam freely on the grounds or in common areas. Proper disposal
29 of all cat litter shall be done on a frequent basis. Odors arising from cat litter will not be allowed.

32 M. Other Terms: Security Deposit is just additional deposit required with pet and return with 21 days after lease, less
33 any legally held amount. Additional rent is not for damages it is just additional rent required for a pet.

34 N. Allowed Pets:	Kind	Type/Breed	Color	Name	Age	Weight
35	XXXXXXXX	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXX	XXXXXX

37 O. Pet Rent & Deposit:	Tenant Agrees to pay the following additional Security Deposit:	\$	500.00
38	Tenant agrees to pay the following monthly pet rent/fee:	\$	50.00
39		\$	0
40	Total	\$	550.00

41 P. Tenant's financial obligations for pet is not limited to any pet fee or deposit.

42 Tenant _____ Signature _____ Date _____ Tenant _____ Signature _____ Date _____

43 Tenant _____ Signature _____ Date _____ Tenant _____ Signature _____ Date _____

44 Owner/Agent of Owner _____ Signature _____ Date _____