



PET RULES & REGULATIONS

Tenant Name(s):		
Address:		
Type of Pet:	# of Pets:	Effective Date:
Additional Monthly Rent:	Non Refundable Pet Fee:	

**Additional monthly rent DOES NOT cover damages by your pet, only normal wear and tear. *This is not a deposit. This is an up-front administrative fee. It will not be refunded.*

NUISANCE - 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.)

PET CLEAN UP - All pets must be housebroken. Pet(s) 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 pet waste on the grounds. Tenant shall NOT allow pet(s) to deposit waste on neighboring properties or near other tenants units.

COMPLIANCE WITH LOCAL LAWS/ORDINANCES - Most municipalities require pets to be licensed and have proof of vaccinations. Tenants agree to comply with all applicable governmental laws and regulations.

CONTROL OF PET - Tenant shall maintain control of pet(s) at all times. If pet(s) is allowed 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).

CATS - All cats are required to be neutered/spayed and declawed. Tenant shall provide proof that this procedure has been done. Tenant agrees to change litter boxes at least once a week, and keep the area around the litter box clean.

DOGS - The following breeds of dogs are not allowed in any rental unit without written permission: Pitbull, Pitbull Terriers, Staffordshire Terriers, Rottweilers, German Shepherds, Presa Canarios, Chows Chows, Doberman Pinschers, Akitas, Wolf-hybrids, Mastiffs, Cane Corsos, Great Danes, Alaskan Malamutes, Siberian Huskies, St. Bernard. Tenant agrees to clean outside areas once a week.

HOUSEBROKEN - Tenant warrants that pet(s) is/are housebroken and has no history of causing physical harm or injury to persons, animals, or property.

LANDLORD’S REMEDIES FOR VIOLATIONS:

1- **Removal of Pet by Residents.** If, in the property manager’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 Ruesch Companies LLC. 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- **Cleaning and repairs.** 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 damage for waste committed by a tenant’s pet(s) under WI Statute 844.19.)*

4- **Injuries.** 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 Ruesch Companies LLC for all costs resulting from same.

5- **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 Ruesch Companies LLC.

5- **Other remedies.** This Pet Agreement is an Addendum to the Lease Agreement between Ruesch Companies LLC and tenants. If any rule(s) or provision of this Pet Agreement is violated, Ruesch Companies LLC shall 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.*

I HAVE READ AND AGREE TO THE PET RULES AND REGULATIONS LISTED ABOVE.

Tenant Signature

Tenant Signature

Date