



PET AGREEMENT

This Agreement is an addendum and part of the Rental Agreement as of this date _____, 20__ between Owner/Agent of Owner and:

Tenant (s): _____

Address _____, Onalaska, WI 54650

TERMS OF AGREEMENT

Tenant agrees to all the following terms and conditions:

Pursuant to the Terms and Conditions of this Agreement, the pet specified below may be kept at the above-reference property:

Pet's Name	Type	Sex/Weight	Spayed/Neutered	License/ID No.
XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXXXXXX

1. Additional rent: **\$50.00 per month**. Pet rent is only for rent when pet in unit, not for damages.
2. Pet Security Deposit required is **\$500.00** is just additional Security Deposit required with pet in unit and stays with Security Deposit and is returned within 21 less legally withheld amounts and the end of your lease. When the pet dies or is removed a new security, deposit does not have to be paid for a replacement pet.

3. **Annual Wellness exams are required. You must show proof of pet vaccinations and pet license. Animals must be spayed/neutered with proof shown. The animal owner shall provide documentation of proper health care protocols including (a) proof of all required government licensing. (b) Licensed veterinarian proof of current rabies vaccination, flea and tick control, worm control and kennel cough vaccine, and any other veterinarian recommended immunizations. (c) Annual wellness exam**
4. **Only the pet listed on this agreement can be kept on the premises.**
5. **Your pet shall be confined to the Owner's rental unit and must not be allowed to roam free or be tethered without appropriate supervision. Your pet *must* be leashed at all times when outside of the rental unit. Leashes are not to exceed 5 feet. Animals are not to wander onto neighbors' areas. Your pet *must* be tethered in the back **ONLY!!****
6. **Owners shall not permit their pet to cause any danger, damage, become a nuisance or to create any unreasonable disturbance, or create a health hazard.**
7. **Pet Owners shall promptly notify the landlord in the case of flea, tick, bed bug or other pest infestation and shall be responsible for the professional treatment at the expense of the Pet Owners. Animal owners agree that any expense incurred by the landlord may be deducted from the security deposit. If an infestation is discovered after tenant leaves, tenant agrees that cost to treat may be deducted from tenant's security deposit.**
_____ - initials
8. **Pet Owners shall provide adequate and regular veterinary care for your pet, this means and annual Wellness check, which would include any recommended immunizations for a healthy pet. Your lease will not be renewed unless a copy of an Annual Wellness check from a licensed Veterinarian and an up to date Animal License for the current year is in place!!!**
9. **Pet Owners shall provide ample food and water accessible to pets at all times. Tenant agrees **not** to leave food or water outside of the premises.**
10. **Pet Owners shall diligently clean up and appropriately dispose of animal waste. Pet Owners who walk their pet are responsible for *immediately* cleaning up after their pet and discarding securely bagged pet waste. Litter boxes must be changed on a regular basis to prevent odor in the apartment. Tenant agrees they can be fined \$45.00 plus the cost of cleanup if they fail to pick up animal feces around their apartment, or is not properly keeping the litter box clean. Failure to pay may result in the charges being withheld from tenant's security deposit.**
_____ - initials

11. Pet Owners shall indemnify, hold harmless, and defend landlord and/or its agents against all liability, judgment, expenses (including attorney's fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever that is caused your pet. **Tenant(s) warrants that the animal is/are housebroken and has no history of causing physical harm or injury to persons, animals, or property and warrants that the pet has no vicious history or tendencies.**

12. Pet owners shall be financially responsible for any and all damage caused by his/her own animal. Any damage to the apartment building, grounds, grass or shrubbery, flooring, walls, trim, finish, tiles, carpeting, stains, etc., will be the full responsibility of the tenant and that tenant agrees to pay cost and expense of replacement of the damaged property. Failure to pay and all or part of these costs may be retained from the tenant's security deposit.

_____ - initials

13. Pet Owners agree to have the carpets cleaned and pet deodorized by a professional carpet cleaner (only approved cleaners at the landlord's discretion) annually. (No self-operated machines are acceptable) This must be done before the beginning of the new lease term and at the end of the final lease term or move out.

14. Replacement of current pet **MUST** be approved in advance by the Rental Manager or Property Owner. **Failure** to do so in advance can result in your approval to keep a animal on Leased Premises being revoked plus a \$200.00 will be imposed and if not paid may be deducted from your security deposit.

_____ -initials

15. If a pet causes any damage to the unit while the owners are away or causes a disturbance while the owners are away the pet will not be allowed to be kept in the unit alone, without supervision.

16. We the tenant (s) and owners of this pet understand and will abide by the terms of this agreement and understand that violations of this Pet Agreement could cause our privilege to have a pet revoked and the pet then must be removed from the unit.

_____ -initials

ENFORCEMENT

Landlord shall first attempt to discuss with Animal Owners any infraction of the Terms and Conditions of this Agreement in a neighborly and respectful fashion in an effort to secure voluntary compliance. Pet Owners agree to immediately attempt to remedy any infraction. If the infraction is not resolved in a reasonable amount of time, landlord shall provide Pet Owners with written notice of the infraction, and reasonable opportunity to cure. Which is a 5-Day Notice to cure a breach of the Pet Agreement and Lease Agreement. Animal Owners shall be deemed to have breached the Terms and Conditions of this Pet Agreement with such Notice.

Date: _____

Rental Manager or Property Owner

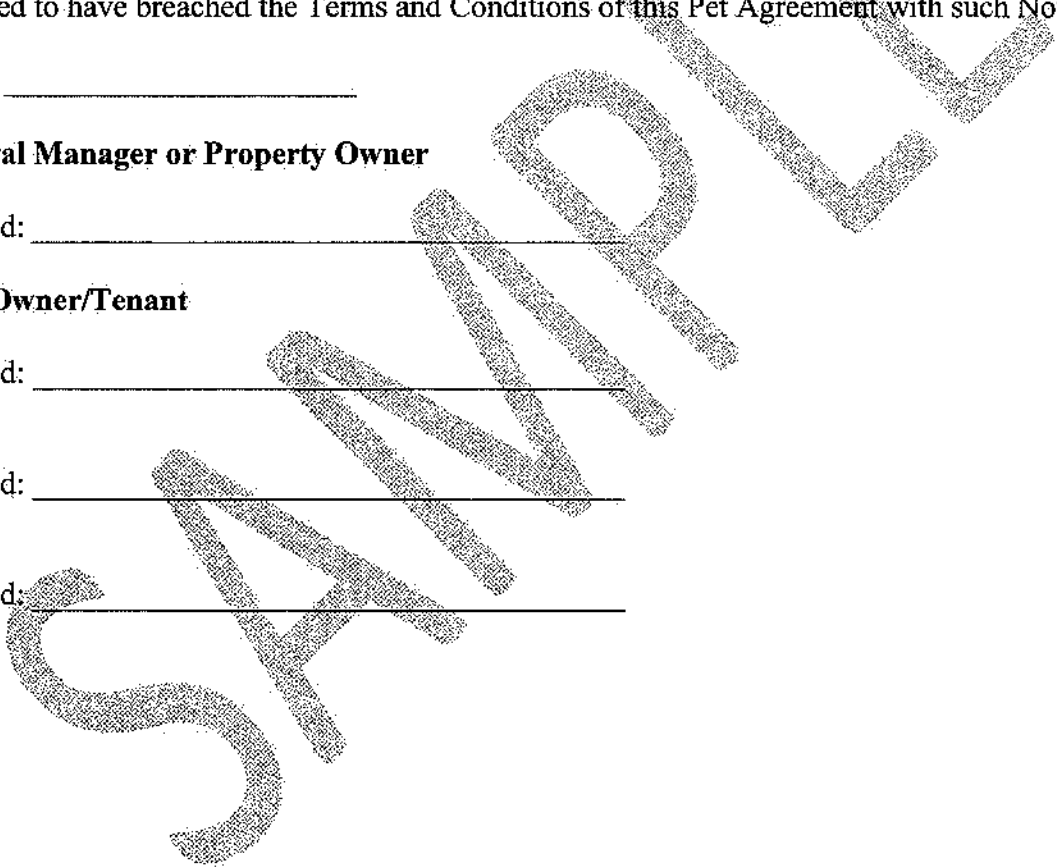
Signed: _____

Pet Owner/Tenant

Signed: _____

Signed: _____

Signed: _____



FOOTSTEP MANAGEMENT LLC

Jeffery Pralle
575 Lester Avenue
Onalaska, WI 54650
608.797.5097
footstepmgt@gmail.com

Pet Policy

1. Pets are not allowed in the one (1) bedroom apartments at 550 Braund Street, or the State Road 35/County HD or Victoria Ln. twin homes.
2. Pet must be pre-approved by filling out Pet Application, **THIS INCLUDES ANY ESA OR SERVICE DOGS, NO ANIMALS OR PETS ARE ALLOWED IN WITHOUT PROOF OF NEED OR AN APPLICATIONS (FINES WILL BE IMPOSED).**
3. Only one small dog or one cat less than 30 pounds and 12 months old are allowed. We reserve the right not to accept all breeds. All service/companion pets are accepted with proof of need, IN ADVANCE.
4. Under no circumstances are puppies, kittens, rabbits, parrots (birds), ferrets, gerbils, or snakes of any kind or any of the like permitted in your apartment! Nothing that crawls outside a cage!! Only small fish tanks are allowed, under 51 gallons.
5. Annual Wellness exams are required. You must show proof of pet vaccinations and pet license. Animals must be spayed/neutered with proof shown. The animal owner shall provide documentation of proper health care protocols including (a) proof of all required government licensing. (b) Licensed veterinarian proof of current rabies vaccination, flea and tick control, worm control and kennel cough vaccine, and any other veterinarian recommended immunizations. (c) Annual wellness exam.
6. Once pet is approved, the Pet Agreement must be signed with security deposit paid before pet is allowed in the apartment.
7. Only one (1) pet is allowed per unit, where pets are accepted.
8. Additional monthly pet charge/rent: **\$50.00 per month**. This monthly charge is not for damages that may be incurred while you have a pet. It is just additional rent. (This fee is waived including any security deposit, per WI Statutes for Service/Assistance/ESA Animals with proof of need, forms must be submitted with application)
9. Additional Security Deposit required for the having a pet: **\$500.00**
***This deposit becomes part of your regular Security Deposit and is not returned until 21 days after your lease expires, less any legally withheld amounts. Please read entire lease agreement, non-standard rental provisions, rules and regulations and the Pet Agreement for possible security deposit deductions. If you replace a pet for any reason you will not be required to pay another deposit, but will be fined if you do not approve in advance.
10. Pet Agreement must be signed and all the provisions of such must be strictly adhered to. Not following the Agreement can result in your privilege to have a pet being revoked per the Agreement.
11. Carpets must be professionally steam cleaned and pet sanitized annually, with each lease renewal and at the end of your lease.