



## PET AGREEMENT: NONSTANDARD RENTAL PROVISIONS

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

This Pet Agreement is an addendum and part of the Rental Agreement as of this date \_\_\_\_\_, 20\_\_\_\_ between Landlord/Agent and

Tenant Applicant (herein referred to as Pet Owner):

\_\_\_\_\_

And all other Tenants (herein referred to as Roommates):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Address: \_\_\_\_\_

Pet Owner and Roommate(s) agree to the following terms and conditions:

- A. Only the pets listed below are approved and allowed to be kept on the premises. If a pet is approved, the landlord will charge an additional monthly rent of \$25 and a \$100 security deposit for each pet. A photo of each pet must be kept on file. Any pet may require a DNA test prior to being granted approval, to be paid at the applicant's expense.
- B. Pet Owners warrant that pets are housebroken and have no history of causing physical harm or injury or exhibiting aggressive behavior towards people, animals or property. The landlord may, at its discretion, refuse any animal deemed to be dangerous or a nuisance.
- C. Pet Owner and Roommates agree to promptly clean up after pet(s). Pet waste must be cleaned up immediately; failure to clean up will result in a fine of \$35. Yards will be monitored for cleanliness during mowing and snow removal. Waste may be submitted for DNA testing to verify the owner of the pet waste. The cost of the DNA test will be added to the per incident fine. DNA testing and waste fines will be considered the same as "rent" under this agreement.
- D. Pet Owner and Roommates agree that pets shall be spayed or neutered and over 6 months of age.
- E. Pet Owner agrees to register, license and immunize pet(s) in accordance with all local laws and regulations, and provide the landlord with copy of such tags or license.
- F. Pet Owner and Roommates agree not to exceed maximum of 3 total pets per RENTAL UNIT and to complete a separate Application and Pet Agreement for each animal. Pet approvals are approved in the order received with completed paperwork and signed Pet Agreement Non Standard Rental Provision signed by all roommates.
- G. Roommate(s) acknowledge they have been given an option to refuse, and henceforth agree to living with pet(s) listed below and will assist Pet Owner in complying with all terms and conditions of this Pet Agreement. In the event roommates other than Pet Owner no longer wish to reside with pet(s) Landlord will not intervene on behalf of any Roommate or Pet Owner unless a health, safety, nuisance, or physical harm or injury to persons, animals, or property can be documented. If documentation exists, no pet(s) rights will supersede rights of Roommate(s).
- H. **Pet Owners agree to the following rules as applying to specific pets:**
  - 1. **Dogs:** Must be controlled at all times. Must be kept on a short leash while outside of unit. Barking which becomes a nuisance to other tenants will not be tolerated. There should be no more than one dog over 15 pounds or two dogs under 15 pounds. Pets shall not be tied up outside and unattended for long periods of time.

- 2. **Cats:** Must be controlled at all times. Must not be allowed to roam freely on the grounds or in common areas. Pet Owner shall properly dispose of all cat litter on a regular basis. Odors arising from cat waste/cat litter will not be allowed. No more than 2 cats shall occupy property.
- 3. **Birds & Reptiles & Caged Animals:** Birds, reptiles and caged animals must be properly caged at all times. Any waste or other materials must be cleaned on a frequent basis to prevent accumulations, damage and odors. No more than one caged animal per Pet Owner.
- I. This Pet Agreement is not valid until completed by all Roommates in rental unit.
- J. **Damage caused by any pet shall be assessed against all Roommates, joint and severally. The Roommates should negotiate amongst themselves for the cost of repairs assessed by the landlord.**
- K. Other Terms: \_\_\_\_\_

**L. Allowed Pets:**

KIND	TYPE/BREED	COLOR	NAME	AGE	WEIGHT

- M. **Pet Rent & Deposit:** Pet Owner agrees to pay the following pet deposit \$ \_\_\_\_\_  
 Pet Owner agrees to pay the following pet/rent fee monthly \$ \_\_\_\_\_

These nonstandard rental provisions are made a part of the Residential Rental Agreement dated \_\_\_\_\_, for the term of \_\_\_\_\_ to \_\_\_\_\_. Any violation of the provisions herein shall be considered a violation of the Residential Rental Agreement.

**AS TO LANDLORD:**

WHITEWATER PROPERTY MANAGEMENT, LLC, 110 N First Street, Whitewater, WI 53190

As an agent for \_\_\_\_\_

Sign: \_\_\_\_\_ Print: \_\_\_\_\_ Date: \_\_\_\_\_

**AS TO ROOMMATES:**

Sign: \_\_\_\_\_ Print: \_\_\_\_\_ Date: \_\_\_\_\_

Sign: \_\_\_\_\_ Print: \_\_\_\_\_ Date: \_\_\_\_\_

Sign: \_\_\_\_\_ Print: \_\_\_\_\_ Date: \_\_\_\_\_

Sign: \_\_\_\_\_ Print: \_\_\_\_\_ Date: \_\_\_\_\_

**AS TO SUBLESSEE(S):** Sublessee Acknowledges acceptance of this Pet Agreement Non Standard Rental Agreement as part of the original Rental Agreement dated \_\_\_\_\_.

Sign: \_\_\_\_\_ Print: \_\_\_\_\_  
 (Sublessee) Date signed: \_\_\_\_\_

Sign: \_\_\_\_\_ Print: \_\_\_\_\_  
(Sublessor) Date signed: \_\_\_\_\_

Sign: \_\_\_\_\_ Print: \_\_\_\_\_  
(Sublessee) Date \_\_\_\_\_

Sign: \_\_\_\_\_ Print: \_\_\_\_\_  
(Sublessor) Date signed: \_\_\_\_\_

**AS TO ASSIGNMENT(S):** (Assignee Acknowledges acceptance of this Pet Agreement Non Standard Rental Agreement as part of the original Rental Agreement dated \_\_\_\_\_ .

Sign: \_\_\_\_\_ Print: \_\_\_\_\_ Date: \_\_\_\_\_

Sign: \_\_\_\_\_ Print: \_\_\_\_\_ Date: \_\_\_\_\_

Sign: \_\_\_\_\_ Print: \_\_\_\_\_ Date: \_\_\_\_\_