



PET BREED RESTRICTIONS & APPLICATION AGREEMENT

Apartments and duplexes are not ideal environments for pets; consequently, a pet's acceptability on the premises must be based on the Tenant(s)'s control of the pet, his/her consideration of the property and courteous concern for his/her neighbors.

PET RESTRICTIONS:

The Tenant(s) agrees the weight of the pet does not exceed 30 pounds at full maturity for a small dog and the pet is not one of the **RESTRICTED BREEDS**. The foregoing applies to both purebred and mixed breed dogs. For purposes of this policy, aggressive or potentially aggressive breeds of dogs are listed below and constitute the Restricted Breed list. Restricted breeds include, but are not limited to, dogs of the following breeds or a mix of any of the following breeds:

- | | | |
|---|-----------------|--------------------------|
| ● Pit Bull (a.k.a. Staffordshire Terrier or Bull Terrier) | - Akita | - English & Bull Mastiff |
| ● German Shepherd | - Saint Bernard | - Husky |
| ● Malamute | - Eskimo Spitz | - Giant Schnauzer |
| ● Doberman Pinscher | - Great Dane | - Cane Corsos |
| ● Rottweiler | - Presa Canario | - Dalmations |
| ● Chow | - Husky | - Wolf Hybrids |

The following are allowed upon approval in writing from Landlord:

- An aquarium no greater than ten (10) gallons is allowed (if listed on renters insurance policy), once approved in writing from Landlord, on the property. All fish must be of a non-poisonous variety.

The following are permitted **ONLY** with written permission, and applicable fees, from Landlord: small domestic rodents (hamsters guinea pigs, gerbils), lizards and amphibians, turtles, birds of any type.

The following are **NOT PERMITTED** on or in the premises: rats, mice, constricting animals (ie: snakes, etc.), ferrets, squirrels, skunks, foxes, monkeys, pigs, chickens, or any other farm animal, including but not limited to goats, rabbits, and sheep, spiders and other insects, or any animal born in the wild.

Owner/Agent for Owner hereby grants permission to Tenant(s) to keep only the pet(s) described in the pet application upon the following terms and conditions. All pets are subject to a review and a picture of the pet must be maintained in the Tenant(s)'s file. Tenant(s) is responsible for the animal's actions at all times. Tenant(s) agrees to abide by the following rules:

1. Tenant(s) hereby represents and warrants the pet(s) has been properly licensed and inoculated as required by law, and Tenant(s) agrees to maintain such licensing and inoculation of the pet and to furnish Landlord with evidence upon request. Tenant(s) also warrants the pet(s) meets the breed/weight restrictions of the property. Such restrictions are subject to change at the discretion of Owner/Agent for Owner.
2. The following vaccinations and proof of Spay/Neuter are required:
 - a. Dogs: Rabies, Distemper, Parvo, Leptospirosis, and Bordetella. Spay/Neuter.
 - b. Cats: Rabies, Distemper, Feline Calicivirus, Herpes and Leukemia Virus. Spay/Neuter.
3. The animal must wear the appropriate local rabies tag and a tag bearing the owner's name and phone number. All licenses and tags must be kept current, and proof provided to the office if requested.
4. Tenant(s) must control flea infestation and must exterminate if necessary, and upon demand, in any and all areas affected at Tenant(s)'s sole cost. This includes extermination of other units in the property if the infestation has spread.

staff come to the property. Inside, the animal may urinate or defecate **only** in a litter box with kitty-type mix.

6. The pet shall be kept on a leash at all times when outside the premises. The pet shall not be exercised inside the property except in designated exercise areas, if any. Tenant(s) shall not leave the pet on a patio, balcony, in a storage area, or tied to any part of the common area at any time. The animal shall not be left unattended in the premises for unreasonably long periods of time.
7. Tenant(s) shall collect and remove all pet waste from the grounds of the property immediately, regardless of weather conditions. Premises shall be kept sanitary both inside and outside at all times. All feces must be removed at time of move-out. If Tenant(s) fails to pick up after the pet, he/she will be charged a seventy-five - dollar (\$75.00) fee each time the Owner or Owner's Agent needs to clean-up the waste.
8. In some circumstances, Owner or Owner's Agent may enter the premises and remove the animal with 12 (twelve) hours' notice. Owner or Owner's Agent can do this if, in Owner's or Owners Agent's sole judgment, Tenant(s) has:
 - a. Abandoned the animal
 - b. Left the animal in the premises for an extended period of time without food or water
 - c. Failed to care for a sick animal
 - d. Abused the animal in any manner
9. Tenant(s) must hold/carry animals on a leash in the hallways to and from the apartment and in any passenger elevators. Tenant(s) shall determine, by asking, that there is no objection before bringing an animal onto an occupied passenger elevator. Tenant(s) must keep an animal away from the elevator doors when requesting the elevator to ensure the animal does not lunge at anyone. Tenant(s) must ensure the animal is kept to the rear of the elevator to prevent lunging upon departure.
10. Tenant(s) agrees to pay to Owner/Agent of Owner a refundable pet fee of \$500.00 and, as a Pet rent, an additional \$50.00 per month per pet. In the event of violation of any of the terms or conditions, Owner/Agent for Owner reserves the right to cancel this agreement immediately and require the Tenant(s) to remove the pet from the Premises. Cancellation of this agreement does not imply a waiver of the Tenant(s)'s responsibility for all damages, penalties, or court costs to enforce the removal of pets from the premises, if necessary. Failure to immediately remove the pet in the above event shall be a material non-compliance of the lease.
11. Tenant(s) must ensure the pet does not at any time disturb any other resident nor damage any property. If, in Owner's/Agent of Owner's sole opinion and discretion, the pet has disturbed or is disturbing any other resident or has caused or is causing damage to property in the premises, then Tenant(s) will be required to permanently remove the pet from the premises within three (3) days after written request. Tenant(s)'s failure to permanently remove the pet as provided above or failure to comply with all other terms of this Pet Addendum will constitute a breach of the Lease Agreement.
12. Tenant(s) agrees to maintain the pet in accordance with county, city, state or other government standards, whichever shall prevail as well as with the Humane Society.
13. Tenant(s) agrees to walk the pet only in areas not occasioned by pedestrian traffic and specifically not in neighbor's areas or common areas.
14. Tenant(s) acknowledges responsibility of the pet and agrees to reimburse Owner/Agent for Owner for any damages to any property and to indemnify and hold Owner and Agent for Owner harmless from any claim, suit of liability for injuries or damages caused by such pet. All pets must be part of renter's insurance policy and proof must be submitted.
15. Tenant(s) agrees the pet is not permitted in, on, or near the recreational facilities, laundry rooms, club houses, offices, etc.
16. Except for the animal described on the attached Pet Application, Tenant(s) shall not keep any other animals on the premises. This includes any visiting animals. Any animals found on or in the premises in violation of this pet addendum will cause Tenant(s) to be charged a \$25.00 fine for each animal for each occurrence. This includes any visiting animals or visiting emotional support animals or unauthorized animals.
17. Tenant(s)'s failure to comply with the terms and provisions of this Pet Addendum or violation of any representation or assurance contained in the Pet Addendum shall constitute default permitting immediate termination of the Lease Agreement.
18. Tenant(s) acknowledges and agrees to all rules and regulations listed under the "Pet Agreement Addendum".

Tenant Signature

Date

Agent for Owner

Date

Walker Property Management, LLC
3500 Newville Rd
Janesville, WI 53545
P: 608.563.0013
F: 608.563.5229