PET AGREEMENT (NONSTANDARD RENTAL PROVISIONS)

This Pet Agreement is an addendum and part of the Residential Lease dated as of _____ between Lessor, by Integral Management Company, LLC and Lessee(s) _____, _____, _____, _____, for the Leased Premises at 2508 North Stowell Avenue, Apartment __, Milwaukee, Wisconsin 53202.

If any of the following terms and conditions are violated the Lessor shall have the right to immediately cancel this Pet Agreement and require the Lessee to immediately remove the pet(s) from the Leased Premises. Cancellation of this Pet Agreement does not waive Lessee's responsibility for any damages caused by Lessee's pet(s).

Lessee agrees to the following terms and conditions:

A. Only the pets listed below are allowed to be kept on the Leased Premises.
B. Lessee will not allow pet(s) to cause any danger, damage, nuisance, undue noise, or health hazard.
C. Pet(s) are not allowed to soil the premises, grounds, common areas, sidewalks, parking areas, landscaping, lawns, gardens, and other property of the Lessor.
D. Lessee agrees to promptly clean up after pet(s). Lessee shall be liable for a $200 fee for each instance Lessee fails to comply with the provisions of this paragraph.
E. Lessee accepts full responsibility and liability for any and all damage, injury or action arising from or caused by Lessee's pet(s).
F. Lessee agrees not to leave food or water for pet(s) outside the Leased Premises, in common areas or the grounds.
G. Lessee agrees to remove the pet(s) offspring within eight (8) weeks of birth.
H. Lessee agrees to register, license, spay or neuter, and immunize pet(s) in accordance with all local laws and regulations.
I. Lessee warrants that pet(s) is/are housebroken and has no history of causing physical harm or injury to persons, animals, or property.
J. Lessee certifies and warrants the pet has no history of biting, no vicious tendencies, and has never exhibited any aggressive behavior to humans or other pets.
K. **Lessee agrees to the following rules as applying to specific pets:**
Dogs: Must be controlled at all times. Must be kept on a short leash while on grounds and in common areas. Barking which becomes a nuisance to other tenants will not be tolerated.
Cats: Must be controlled at all times. Must not be allowed to roam freely on the grounds or in common areas. Proper disposal of all cat litter shall be done on a frequent basis. Odors arising from cat litter will not be allowed.
Birds & Reptiles: Must be properly caged at all times. Any waste or other materials must be cleared on a frequent basis to prevent accumulation, damage and odors.
L. Other Terms: _____
_____
M. **Allowed pets:**

Kind	Type/ Breed	Color	Name	Age	Weight
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

N. **Pet Rent & Deposit:**
Lessee agrees to pay the following nonrefundable pet fee ($250 per pet): $ 250.00
Lessee agrees to pay the following monthly pet fee ($30.00 per pet): $ 30.00
Additional Security Deposit ($30.00 per pet) -
(as part of the Security Deposit and subject to Residential Section 2.1): $ 30.00

O. **Lessee's financial obligations for pet(s) is not limited to any pet fee or deposit.**

Lessee _____ _____ Lessee _____ _____
Signature *Date* *Signature* *Date*

Lessee _____ _____ Lessee _____ _____
Signature *Date* *Signature* *Date*

Lessor/ Agent of Lessor _____ _____
INTEGRAL MANAGEMENT COMPANY, LLC *Date*