

WIECHMANN ENTERPRISES UNLIMITED

1010 N Cass St • Milwaukee, WI 53202
(414) 961-2002



1. Animal Agreement

1.1 ANIMAL LEASE AGREEMENT

This agreement is a contract by and between Wiechmann Enterprises Unlimited, herein called LESSOR, and the undersigned LESSEE(s) <<Tenants (Financially Responsible)>>, for (an) animal(s) to be kept at <<Unit Address>>

In response to LESSEE's request, LESSOR agrees that LESSEE may keep the following type of animal(s)

<<Pet Information>>

on the premises according to the following terms and conditions:

A) Under no circumstance may the DOG be of any of the following breeds: Akita, American Pit Bull Terrier, American Staffordshire, Staffordshire Terrier, Chow or Chow Chow, Rottweiler, Wolf hybrid (with any breed), German Shepherd, Husky, Alaskan Malamute, Doberman, Great Dane, St. Bernard. In addition, any animal with any of the following attributes is ineligible: Guard dog, attack dog, any dog permanently chained outside, any animal that has bitten, attacked or has vicious tendencies such that it must be removed or restrained when people are present.

B) LESSEE shall pay added rent for any month or partial month when the ANIMAL stays in the apartment or visits the apartment. Rent for a 2nd additional resident ANIMAL shall result in added rent as well.

C) The ANIMAL(S) described above, and only the described animal(s), may be kept on the premise. This agreement shall not be construed as permitting additional animals, or the replacement of the described animal with another in the event of its transfer, loss, or death.

D) LESSEE agrees to pay added security deposit to LESSOR in the sum of at least \$250.00 (final amount listed below). This amount does not nullify any further damage/repair costs in the event that the ANIMAL causes damage to the unit or building beyond the amount of any security deposit.

E) LESSEE shall comply with all applicable laws, ordinances, and regulations pertaining to the keeping and care of the ANIMAL.

F) Any CATS must be Neutered/ Spayed and documentation to that effect must be provided to Lessor prior to arrival of CAT.

G) The ANIMAL must be house broken! (Cats must be littered trained.) No animal is allowed to urinate or defecate on any carpeted, tiled, or linoleum area inside the premises. LESSEE shall immediately remove and properly dispose of any and all animal waste inside or outside of the premises. If feces are found outside of the premises, LESSEE shall be charged for removal and any required repair of landscaped areas.

H) LESSEE agrees that all SMALL ANIMALS-- including but not limited to rabbits, chinchillas, gerbils, & hamsters-- shall be kept in fully enclosed cages; SMALL ANIMALS shall not be permitted to roam free through the leased premises without supervision or for longer than one hour.

I) LESSEE shall prevent the ANIMAL from becoming an annoyance to, or source of discomfort or complaints from other residents of the complex, or neighbors. Complaints of any kind from other residents regarding the animal will result in the voiding of this agreement and LESSEE will be required to remove LESSEE's animal from the premises without recourse to LESSOR regarding LESSEE's lease.

J) LESSEE shall not allow ANIMAL to leave the unit to roam in hallways, laundry areas, storage areas, or walk freely outside without being leashed. LESSEE shall not leave ANIMAL unsupervised outside of LESSEE'S rental unit.

K) LESSEE shall be liable for all damages and/or expenses arising out of actions of the animal and shall hold LESSOR and his agents and employees harmless from all liability or loss as a result of the actions of the animal. To this end, LESSEE shall prevent animal from doing any damage to the rental unit or common areas or other rental units in the complex. LESSEE shall not permit the infestation of the unit by fleas or other vermin caused by the animal. Any necessary repairs, spraying, or bombing of units due to infestation or actions caused by animal will be at LESSEE's cost and considered as damage.

L) Animals shall be kept away from maintenance, repair, and management personnel at LESSOR's request.

M) In the event the LESSOR, at his discretion, determines that it is in his best interest to revoke this agreement, LESSOR may do so by providing LESSEE with written notice that must be acted upon within the notice's specified timeframe.

N) LESSEE agrees to professionally clean, sanitize, and deodorize the carpeting after vacating the apartment using one of the firms we use in your area; they must have a truck mounted system.

THIS AGREEMENT IS AN ADDENDUM TO THE RENTAL AGREEMENT BY WHICH THE LESSEE RENTS THE PREMISES DESCRIBED

ABOVE, AND UPON EXECUTION BY ALL PARTIES SHALL BECOME A PART THERE OF, AS IF IT HAD ORIGINALLY BEEN INCORPORATED INTO THE TEXT OF THE LEASE AGREEMENT. THE BREACH OF ANY TERM OF THIS AGREEMENT SHALL BE DEEMED AS A BREACH OF THE RENTAL AGREEMENT, AND BE SUBJECT TO ALL REMEDIES UNDER STATE LAW. This agreement is effective upon the date of its execution.

1.2 CHARGES

Monthly Charges:

<<Monthly Charges>>

Total Deposits:

<<Security Deposit Charges>>

<<Total Additional Deposits>>

X

Date Signed