

# WIECHMANN ENTERPRISES UNLIMITED

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



## 1. Service/ Support Animal Agreement

### 1.1 SERVICE/ SUPPORT 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)>><<Co-Signer(s)>>, for an animal to be kept at <<Unit Address>>.

LESSEE attests that LESSEE has a disability as defined by the International Classification of Functioning, Disability, and Health or the Diagnostic and Statistical Manual of Mental Disorders.

LESSEE understands that LESSEE shall pay no less than \$500 if LESSEE intentionally misrepresents that LESSEE has a disability.

LESSEE understands that LESSEE shall pay no less than \$500 if LESSEE intentionally misrepresents the need for a service/ support animal to mitigate the effects of LESSEE's disability.

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 Pinscher, 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 of \$0.00 for any month or partial month when the ANIMAL stays in the apartment or visits the apartment.

C) The ANIMAL described above, and only the described animal, 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) Tenant agrees to pay added security deposit to LESSOR in the sum of \$0.00. 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) Tenant shall comply with all applicable laws, ordinances and regulations pertaining to the keeping and care of the ANIMAL.

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

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

I) LESSEE shall not allow ANIMAL to leave the unit to roam in hallways, laundry areas, storage areas, or walk freely outside without being leashed.

J) 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 cost and considered as damage.

K) 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.

L) LESSEE agrees to professionally shampoo, sanitize and deodorize the carpeting after vacating the apartment using one of the firms we use in your area, and 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

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Security Deposit: <<Security Deposit Charges>>

<<Monthly Charges>>

X  
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Date Signed