

Pet Addendum

In connection with that certain Lease Agreement dated _____ for Apartment # _____, at _____ Apartment Community, in _____ Madison Wi _____ and subject to conditions stated therein, Manager hereby grants permission for Resident to keep, in Resident's Apartment only, the pet described below, and only upon the following terms and conditions.

The pet is _____ (male/female) _____ (dog/cat/other), which is approximately _____ years old.

1. The pet is generally described by the following: breed, height, weight and physical identifying characteristics:

2. Resident hereby represents and warrants that the above-described pet has been properly licensed and inoculated as required by local law and Resident agrees to maintain such licensing and inoculation of the pet and to furnish Manager/Landlord with evidence thereof promptly upon request. Resident represents that cats are neutered/spayed and declawed, or shall be within 15 days of lease inception.
3. The pet shall be kept on a leash at all times when outside the Apartment and inside the Apartment Community. The pet shall not be exercised inside the Apartment Community except in designated exercise areas, if any. Resident shall not, at any time, leave the pet on a patio or balcony while away from the Apartment. Resident shall collect and remove all pet defecation from the grounds of the Apartment Community.
4. Resident has hereby paid \$ _____ as an additional deposit securing Resident's performance under this Pet Addendum and the Lease Agreement Manager/Landlord may deduct from the refundable portion of the deposit all costs and expenses incurred by Manager in repairing all damages caused by the pet and any other damages resulting from a breach of this Pet Addendum or the Lease Agreement.
5. Resident shall pay a monthly pet charge of ____ on the same date on which Apartment rent is due.
6. Resident shall insure that the pet does not at any time disturb any other residents of the Apartment Community, nor damage any property located in the Apartment or in the Apartment Community. If, in Manager's/Landlord's sole opinion and discretion, the pet has disturbed or is disturbing any other resident, or has caused or is causing damage to the property in the Apartment or Apartment Community, then Resident shall permanently remove the pet from the Apartment and the Apartment Community within ten (10) days after written requests. Resident's payment for damage caused by the pet shall entitle the Resident to keep the pet. Resident's failure to permanently remove the pet as provided above, or failure to comply with all other terms of this Pet Addendum, shall constitute a default permitting termination of the Lease Agreement.
7. Except for the pet described above, Resident shall not keep any pets in the Apartment or within the Apartment Community without Owner's prior execution of an additional Pet Addendum.
8. Resident's failure to comply with the terms and provisions of this Pet Addendum or violation of any representation or assurance contained in this Pet Addendum shall constitute a default permitting termination of the Lease Agreement.

Date: _____

Landlord/Agent Signature -Lofgren Properties

Tenant Signature
