



## THOMSON COMPANIES PET LEASE ADDENDUM

Pursuant to this Pet Lease Addendum, the Lessor of **HIGHLANDS MULTIFAMILY, LLC** reserves the right to approve or deny a person(s) the privilege to house a pet(s) upon the following terms and conditions set forth and shall be deemed to be a part of the resident's original lease.

All pets must be approved by and registered with management **prior** to housing said pet. Management may revoke permission at any time if resident fails to comply with any of the terms of the Addendum.

### Registration Documents Required

1. Veterinarian records to include the following:
  - a. Proof of current vaccinations and inoculations.
  - b. Proof of pet type, breed, color, sex, age, and weight.  
**(No puppies allowed, dogs have to be at least 1 years old)**
  - c. Proof that pet is spayed or neutered.
  - d. Proof that pet is de-clawed. (cats only)  
**(Non-declawed - extra \$100 deposit required)**
  - e. Certificate of health and temperament.
2. Current and clear photograph of the pet(s)
3. Positive reference(s) from one or more of the following if applicable:
  - a. Current and Previous Landlord(s)
  - b. Animal Shelter/Humane Society
  - c. Veterinarian

### Deposits and Fees

- Resident will pay a refundable Pet Deposit of \$300 for one (1) pet or \$400 for two (2) pet(s). Any deposit paid will be treated as part of the security deposit and will be used to cover any damages, outstanding rents, or any other charges issued to the resident's security deposit upon move out. Resident understands that at no time will management refund the Pet Deposit or any part of the original security deposit prior to vacancy of apartment, even if resident removes the pet, or the pet vacates the property for any reason.
- Resident will pay a per month fee of \$25 for one (1) pet or \$35 for two (2) pet(s). Resident understands that the fee paid is for the privilege of housing said pet(s) and is not a deposit and does not get applied towards any damages noted in the apartment at time of move out.

### Permissible Pets

Pet types, pet weight, and privileges may be limited to specific buildings. Up to two (2) pets per apartment allowed. Maximum weight for one (1) dog or combined weight of 2 dogs cannot **exceed 75lbs.**

#### **Dogs** (with restrictions)

**Restricted breeds include but not limited to:** Akitas, Bullmastiffs, Chows, Doberman Pinschers, Dalmatians, German Shepherds, Perro de Presa Canarios, Rottweilers, and Staffordshire Terriers/American Terriers (Pit Bulls). Similarly, any animal with a bite history, aggressive nature or similar offense will be restricted as well. Mixes of these breeds will also not be accepted.

#### **Cats, Birds, Fish, Small caged animals, Small caged reptiles**

Fish tanks are allowed only on the first floor with proof of renter's insurance.

*Note: Rabbits, Ferrets, Sugar Gliders, Pot-bellied Pigs, Rats, and Snakes are **not permitted** at any time.*

### Resident Responsibilities

1. Resident is responsible for sanitary disposal of all waste products, including immediate cleanup of pet waste outdoors and disposing of it in sealed plastic bags in trash receptacles. Cat litter may not be disposed of in toilets. Management reserves the right to charge offenders for the cost of cleanup.
2. Resident will keep all pet food in secured containers inside apartment and will not leave food outside where it can attract unwanted pests, rodents, and other wildlife.
3. Resident is financially responsible for any flea or other insect infestation that affects his/her own or adjacent units or common areas as a result of his/her pet.
4. Pet must be restrained whenever entry into the premises is necessary whether for maintenance work, routine property inspections or lease showings.

5. Resident cannot alter their unit, patio, premises or common areas to create an enclosure for any pet. Installation of animal doors is prohibited.
6. Pet must be properly restrained when outside the resident's apartment and must not be left unattended when outdoors. They should be under the control of their owner at all times and not allowed to run loose on the property nor tied or staked outside the apartment on or near resident's balcony.
7. Resident will not permit pet to interfere with the neighbors' rights to enjoy their premises in a safe and peaceful manner, cannot make excessive noise or engage in threatening conduct which can disturb other residents, nor allow them to be left alone in an apartment if they are determined to be a nuisance due to noise or other inappropriate behaviors. Pet cannot exhibit aggressive behavior towards residents, other animals, or staff.
8. Residents are financially responsible for any injury to persons or pets, damage, repair or replacement of property relating to their pet. Management reserves the right to require removal of said pet(s).
9. Only the below referenced pet(s) are allowed and any change will require a resident to resubmit registration documents for new pet(s) and sign a new Pet Lease Addendum.

Unauthorized Pets

1. If management discovers that a resident has one or more pets which have not been approved and registered as required by this addendum, the resident will be served a demand notice and have five (5) days to comply. Failure to comply with the notice will constitute a violation of the lease.
2. Visiting pets are not permitted without written **prior** approval by management.

**Noncompliance with this Addendum constitutes a violation of the lease and may authorize the remedies for violations provided for in the lease, including, and not limited to the removal of said pet and/or the termination of occupancy by judicial eviction procedures provided in Chapter 799 of the Wisconsin Statutes. Any action taken under the provisions of the lease for violations do not, in any event, release or relieve resident of their financial obligation, subject to landlord's duty to mitigate.**

This addendum has been developed for the convenience and privilege of housing your pet. We ask that you properly manage your pet, have consideration for the appearance of the property and be courteous to your neighbors.

I/WE HAVE READ THIS PET LEASE ADDENDUM AND AGREE TO ITS TERMS.

	Date		Date
	Date		Date
Property Manager	Date		
Apartment Address			

<b><u>TOTAL DEPOSIT:</u></b> _____	<b><u>TOTAL FEE:</u></b> _____
Description of approved Pet: _____	
Name of Pet _____	Color _____ Age _____
Breed _____	Sex _____ Weight _____
Attached: Veterinarian Certificate _____	Spayed/Neutered _____
Photograph of pet(s) _____	Declawed _____
Description of approved pet: _____	
Name of Pet _____	Color _____ Age _____
Breed _____	Sex _____ Weight _____
Attached: Veterinarian Certificate _____	Spayed/Neutered _____
Photograph of pet(s) _____	Declawed _____