



Pet Agreement

This agreement, dated _____ is part of the "Residential Agreement" between Candlewood Property Management, LLC and _____ for the residential unit located at: _____ . Only the pets listed here are authorized:

PET TYPE	NAME	BREED	COLOR	AGE
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Tenant occupies under the Lease Agreement referred to above, and because this agreement specifically prohibits keeping pets without Management's permission, Tenant agrees to:

- All pets must be fully house broken before moving into the apartment.
- Keep the pet under control at all times.
- Take all necessary precautions to keep the pet from relieving itself inside the residence.
- Clean up lawn of pet waste on a daily basis. You will be billed \$15/day if it is not cleaned up daily.**
- Keep pets on leash, as specified by local laws, whenever it is outside. Leashes are not allowed to be tied to light posts, decks, stakes, or other fixtures. Pets must be attended at all times.
- Keep pets from causing any annoyance or discomfort to others and remedy immediately any complaints made through the Management.
- Keep pet groomed so that hair shedding in the house is not a problem and fleas/parasites are under control.
- Not leave food or water for the pet on any surfaces in the unit other than linoleum or concrete flooring.
- Pay immediately for any damage, loss, or expense caused by the pet(s).
- Permanently remove pet(s) from property, at Management's request, if the pet(s) become a problem (barking, biting, shedding, soiling the carpet, chewing woodwork, etc.).
- Assume all responsibility should the pet cause any injury to another person.
- Dog owners are responsible for making sure that their dog does not damage the lawn either by digging or by killing grass from urine. These areas must be repaired immediately by you or we will do it and you may be billed.
- Pay a \$_____ pet fee per month for the convenience of having a pet. This is not a security deposit or a prepayment for pet damage. The monthly fee is a fee allowing you to have your pet in your unit and to offset any loss of future tenant(s) because of allergies and unwillingness to lease a unit because it was previously leased to a pet owner. You will be billed separately for any damage to the property or lawn caused by your pet.
- Pay an additional deposit of _____. Deposit is subject to all the terms and conditions of the lease agreement and processed at the end of your lease in accordance with Wisconsin security deposit laws.
- Tenant are strongly encouraged to carry renters' insurance during the term of the lease and name _____ as an "additional insured" or "other interested party." Proof of insurance should be supplied prior to any pets moving in.

TENANT 1: _____ **DATE:** _____

TENANT 2: _____ **DATE:** _____

TENANT 3: _____ **DATE:** _____

LANDLORD: _____ **DATE:** _____