

# Pet Addendum

## Coulee Development, Inc

Ridgeview Estates Apartments - Galesville, WI.

N15526 Delaney Rd. Trempealeau, WI. 54661

Phone: 608-539-2050 Fax: 608-539-2064

This Pet Addendum (the "Addendum") dated \_\_\_\_/\_\_\_\_/20\_\_\_\_, is attached to and made a part of the lease dated \_\_\_\_/\_\_\_\_/20\_\_\_\_, (the "Lease") by and between Coulee Development, Inc., ("Tenant"), and \_\_\_\_\_ ("Resident") for unit number (the "Unit") \_\_\_\_\_ in Ridgeview Estates Apartments, in Galesville, WI. (the "Apartments").

Pet #1

Type of Pet: \_\_\_\_\_ Age (must be at least one year old): \_\_\_\_\_ Breed (note restrictions):

\_\_\_\_\_ Color: \_\_\_\_\_ Shoulder Height: \_\_\_\_\_ Weight: \_\_\_\_\_  
(No Pets over 60 lbs.)

Name: \_\_\_\_\_ License Number: \_\_\_\_\_ (Pet Must be Licensed in Trempealeau County within 30-days of occupancy)

Pet #2 (Second pet approved by Landlord)

Type of Pet: \_\_\_\_\_ Age (must be at least one year old): \_\_\_\_\_ Breed (note restrictions):

\_\_\_\_\_ Color: \_\_\_\_\_ Shoulder Height: \_\_\_\_\_ Weight: \_\_\_\_\_  
(No Pets over 60 lbs.)

Name: \_\_\_\_\_ License Number: \_\_\_\_\_

Resident has been granted permission by Tenant to keep the Pet(s) specified above under the following terms and conditions:

- A. It is agreed that no additional or different Pet (including offspring) will be permitted in the apartment at any time. ***The following breeds are not allowed: Doberman, German Sheppard, Pit Bulls, Mastiffs, and Rottweiler's or any similar breeds/mixtures thereof. If there is any question, veterinary proof will be required.***
- B. No exotic Pets or reptiles are allowed, specifically snakes, turtles, Iguanas, African dormice, Alpacas, non-domestic cats, chinchillas, hermit crabs, fiddler crabs, degus, fennec foxes, ferrets, fiddler crabs, flying squirrels, frogs (includes African clawed frogs), Sugar Gliders, Gambian giant rats, goats, guinea pigs, hedgehogs, all spiders, kinkajous, llamas, mice, millipedes (giant), Pet pot bellied pigs, primates, rabbits, raccoons, rats, skunks. This list is not all inclusive; management reserves the right to exclude any Pet based on their discretion.
- C. Pet will not weigh in excess of 60 pounds at any time. If Pet exceeds that weight, upon notice, from Tenant, Resident agrees to permanently remove the Pet from premises within 15 days.

- D. Upon execution of this agreement, pay a non-refundable "Pet Deposit" in the amount of **\$100.00**. This payment is in addition to and separate from the customary security deposit collected at the time of tenancy. The Pet deposit is non-refundable.
- F. The sum of: **\$10.00** per month will be added to the rent as Pet Rent per animal. This is non-refundable and considered as additional Rent due under the Lease Agreement.
- G. That the Pet will be allowed out of the apartment only under the complete control of a responsible human companion and on a hand held leash. Pet will be walked in designated areas only.
- H. Pet may not cause any discomfort, annoyance, or nuisance to any other resident, resident's guests, Tenant, Tenant's agents or Community operations. If problems arise, upon notice, from Tenant, Resident agrees to permanently remove the Pet from premises within 15 days.
- I. That any damage to the exterior or interior of the premises, grounds, flooring, walls, trim, finish, tiles, carpeting, or any stains, etc. caused by Pet will be the full responsibility of Resident and that Resident agrees to pay all costs involved in the restoration to its original condition. If because of any such stains, etc., said damage is such that it cannot be removed, than Resident hereby agrees to pay the full expense of replacement.
- J. Resident is responsible for retrieving and properly disposing of any and all defecation caused by Pet.
- K. At no time shall Pet be tied up outside on Complex premise unattended.
- L. Resident will provide adequate and regular veterinary care of Pet, ample food and water, and will not leave Pet unattended for any undue length of time. Resident agrees to comply with all applicable governmental laws and regulations, proof of which may be required. Resident will diligently maintain cleanliness of litter pans, sleeping and feeding areas.
- M. It is further understood and agreed that if efforts to contact the Resident are unsuccessful, the Tenant may enter Resident's apartment if there is reasonable cause to believe an emergency situation exists with respect to the Pet. Examples of an emergency situation include abuse, abandonment, or any prolonged disturbance. If it becomes necessary for the Pet to be put out for board, any and all costs incurred will be the sole responsibility of the Resident.
- N. Resident agrees to indemnify, hold harmless, and defend Tenant and/or Tenant's agents against all liability, judgments, expense (including attorney's fees) or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by the Resident's Pet(s).

If applicable – I do not own a Pet at this time and if I should obtain a Pet during my residency, I agree to comply with the Pet policies as stated in this addenda and my lease.

**LANDLORD: Coulee Development, Inc., or Authorized Agent.**

Sign: \_\_\_\_\_

Print: \_\_\_\_\_ Date: \_\_\_\_\_

TENANT Signature: \_\_\_\_\_

Print: \_\_\_\_\_ Date: \_\_\_\_\_

TENANT Signature: \_\_\_\_\_

Print: \_\_\_\_\_ Date: \_\_\_\_\_