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NON STANDARD RENTAL PROVISION PET ADDENDUM

A. ADDENDUM	<ol style="list-style-type: none">1. This Pet Addendum is given with respect to the residential lease, rental contract, or tenancy with respect to the Premises and is hereby attached to and made a part of the Residential Lease.2. If there are any conflicts between the terms and conditions of this addendum and those contained in the Residential Lease Agreement, the terms and conditions of this addendum shall be controlling.
B. TENANT(S) AGE 18 AND OVER	Adult Tenant 1 Adult Tenant 2 Adult Tenant 3 Adult Tenant 4 Adult Tenant 5
C. PROPERTY ADDRESS	Address Unit City State Zip Code
D. PET SECURITY DEPOSIT & PET RENT	<ol style="list-style-type: none">1. The Pet Security Deposit amount is \$2. The monthly Pet Rent amount is \$

<p>E. NUMBER OF PETS</p>	<p>1. The permission granted herein shall be limited to _____pets.</p>
<p>F. PET INFORMATION</p>	<p>The Pets permitted are listed below and described as follows:</p> <p>1. Type of Pet: Breed: Pet Name:</p> <p>2. Type of Pet: Breed: Pet Name:</p> <p>3. Type of Pet: Breed: Pet Name:</p>
<p>G. PERMISSIONS</p>	<p>1. In the case of injury, sickness, death, or any other reason for which Tenant is unable to care for the pet/animal, Tenant appoints the following person(s) to remove and care for the pet/animal.</p> <p>Name</p> <p>Address</p> <p>Phone Number</p> <p>Email Address</p> <p>Additional Informaton</p>

H. AGREEMENT

1. Tenant understands that Landlord is permitted to establish reasonable rules to address legitimate concerns for the safety and sanitary management of all animals, which reside on the premises.
2. To pay a security deposit and monthly pet fee(s) in addition to regular rent.
3. Tenant(s) agree to keep current all registration, licensing, vaccinations, and immunizations in accordance with all local laws and regulations.
4. Tenant(s) agree to provide Landlord, if requested, evidence from a licensed veterinarian, within the State of Wisconsin, as to the type of pet, the breed, color, weight, height, age, sex, vaccinations, and immunizations.
5. Tenant(s) agree that Pet will wear the appropriate local animal license, a valid rabies tag and tag bearing the owner's name and phone number. All licenses and tags must be kept current, and Tenant shall provide Landlord with a copy of all such licenses obtained for Pet.
6. To clean up after animal and dispose of waste properly and quickly, no less than 24 hours.
7. Tenant(s) agree to control flea infestation and will exterminate if necessary, and upon demand, in any and all areas affected with full cost to be paid by Tenant. Failure to abide is a breach of lease and Landlord will contract with exterminator at Tenant expense.
8. Tenant(s) agree to keep the Pet from disturbing other people and/or other pets, including but not limited to no excessive barking, meowing, etc. (as applicable) and to immediately remedy any complaints concerning the Pet and to not allow the Pet to threaten any physical harm to other people or other pets. Any violation is a breach of lease.
9. Tenant agrees to keep the pet/animal under control at all times. Tenant also agrees to keep the pet/animal leashed when outside of the rental unit. The leash may be no longer than six (6) feet in length.
10. Tenant agrees not to keep the pet/animal tethered or unattended when it is outside on the Premises.
11. Tenant agrees not to leave the pet/animal unattended within the rental unit for an unreasonable period of time. Tenant agrees to provide the pet/animal with adequate food and water and adequate and regular veterinary care. Tenant agrees to maintain the cleanliness of any litter boxes and sleeping/feeding areas.
12. Tenant agrees not to leave the pet/animal unattended in common areas or on the grounds at any time. Tenant agrees not to leave food or water for the

AGREEMENT

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pet/animal in common areas or on the grounds at any time.

13. Tenant understands that they are responsible for the behavior of the pet/animal at all times. Tenant agrees that they will prevent the pet/animal from engaging in any behavior that disturbs other tenants, neighbors, or management/employees.
14. Tenant agrees to remove or confine the pet/animal upon the request of Landlord, if the Landlord determines that the pet/animal's presence limits or prohibits the Landlord, Landlord's agent, or other persons authorized by Landlord, to access Tenant's unit as permitted by law and/or Tenant's residential rental agreement.
15. Tenant(s) understand that they are responsible for, and may be liable for, any and all personal injuries suffered by any person or animal, as a result of the behavior of the pet/animal. Tenant also understand that they are responsible for any and all damage to another person's property caused by the pet/animal.
16. Tenant(s) understand that they are responsible for any damage that may occur to the exterior or interior of the Premises, including but not limited to grounds, flooring, walls, trim, finish, tiles, carpeting, caused by the pet/animal will be considered beyond "normal wear and tear" and shall be the full financial responsibility of the Tenant and Tenant agrees to pay all costs involved in the restoration of the Premises to its original condition. If said damage is such that it cannot be repaired, then the Tenant hereby agrees to pay the full expense of replacement thereof.
17. Tenant(s) agree to hold the Landlord harmless from any and all liability arising from the Tenant's ownership or keeping of the pet/animal, including but not limited to any liability resulting from the Landlord turning said pet/animal over to local pet policing authorities should the pet/animal be found unsupervised.
18. Tenant(s) agree that Landlord will not be responsible for the injury, harm, or death of the pet/animal, and agrees to hold Landlord harmless for any damages suffered as a result of any harm caused by the pet/animal upon another person, guest, or employee. Tenant shall be responsible for the entire amount of all damages caused by the pet/animal, as well as the entire amount of any injury to individuals or property. Tenant is encouraged to obtain a pet liability insurance policy.
19. The parties agree if the presence of the pet/animal causes Landlord's liability insurance to increase in any manner, including breed restriction, Landlord shall have the right to provide Tenant with notice thereof and Tenant shall remove

AGREEMENT
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	<p>the pet/animal from the Premises within Ten (10) days of such notice and this Pet Lease shall be considered null & void immediately.</p> <p>20. Tenant(s) understand that Landlord may terminate the rental agreement as permitted by law if the pet/animal causes a direct threat to others, causes physical harm to the property, and/or interferes with other tenants' right to the quiet use and enjoyment of the premises.</p>
<p>I. REVOCATION</p>	<ol style="list-style-type: none"> 1. Should the Tenant fail to comply with any part of this Pet Lease, the Landlord reserves the right to revoke permission to keep the Pet at the Premises and this Pet Lease shall be considered null and void immediately. 2. In such event, the Tenant agrees to remove the Pet from the Premises permanently, within Forty-eight (48) hours of receiving written notice thereof. 3. Failure to comply shall be considered a breach of the Residential Lease that this Pet Lease is incorporated within.
<p>J. ADDITIONAL PROVISIONS</p>	

The undersigned accepts financial responsibility for the entire amount of any damages or injury to persons or property that may occur because of the pet/animal. The undersigned understands that violations of any of these rules may be grounds for removal of the pet/animal and/or termination of tenancy.

TENANT(S)

DATE

Tenant 1 _____

Tenant 2 _____

Tenant 3 _____

Tenant 4 _____

Tenant 5 _____

LANDLORD/AGENT on behalf of Blue Frog Property Management, LLC DATE