



PET POLICY ADDENDUM

This Addendum is attached to and forms part of the Lease dated _____ between Siegel-Gallagher Management Company, Agent for 213, LLC (Lessor), and _____ (Lessee(s)) covering Apartment Number _____ at 213 Broadway, at 213 N. Broadway, Milwaukee, Wisconsin 53202 (the Premises).

Lessee(s) may have the privilege of keeping up to two (2) pets within the Premises subject to the following:

1. Prohibited breeds are: Rottweiler, Pit Bull Terrier, Siberian Husky, Malamute, Akita, Wolf-dog Hybrids, German Shepherd, Doberman Pinscher, St. Bernard, Dalmatian, Mastiff, Rhodesian Ridgeback, Chao Chao.
2. No live animals, fowl or birds including but not limited to dogs, cats, ferrets or reptiles allowed on the Premises or within the community unless specifically authorized in advance and in writing by Lessor.
3. The pet(s) must be registered, licensed and immunized in accordance with local laws and requirements, and Lessee(s) must provide Lessor with proof of said items within ten (10) business days of move-in or of pet(s)' arrival.

_____ (Lessee(s) Initials)

Lessee(s) / pet owner(s) agree(s) to the following terms and conditions:

1. Lessee(s) warrant(s) that the pet(s) is (are) housebroken and has no history of causing physical harm to persons or property and that the pet(s) has (have) no vicious history or tendencies. Lessee(s) agree(s) that the pet(s) will not cause danger, damage, nuisance, noise, health hazard or soil the apartment and premises, grounds, common areas, walks, parking areas, landscaping or gardens. Lessee(s) agree(s) to clean up after the pet(s) and agree(s) to accept full responsibility and liability for any damage, injury or actions arising from or caused by their pet(s).
2. Lessee(s) agree(s) to not leave food or water for the pet(s) or any other animal outside the dwelling, and Lessee(s) shall not at any time leave the pet(s) on a patio or balcony while away from the Premises.
3. Lessee(s) agree(s) that no pet shall be exercised within the community except in designated exercise areas, and that no pet is permitted in any common area of the community unless leashed or in a pet-carrier.
4. Lessee(s) shall insure that no pet 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 Lessor's sole opinion and discretion, a pet has disturbed or is disturbing any other resident or has caused or is causing damage to property in the apartment or apartment community then Lessee shall permanently remove the pet(s) from the apartment and the apartment community within thirty (30) days after written request. Lessee's payment for damage caused by pet(s) shall not entitle the Lessee to keep the pet(s). Lessee's failure to permanently remove the pet(s) as provided above or failure to comply with all other terms in the Pet Addendum shall constitute a default permitting termination of the Lease Agreement.
5. Lessee(s) or any individual(s) attending the pet(s) shall immediately collect and remove all pet waste and defecations. Failure to properly dispose of pet's waste will result in a Fifty (\$50.00) Dollar fine.

_____ (Lessee(s) Initials)

Lessee(s) further agree(s) to observe the following regulations:

1. Dogs and Cats must be controlled at all times and kept on a short leash while in common areas of the community or on the grounds. Barking will not be tolerated in that it is considered to be a nuisance to other residents. Proper disposal of cat litter (securely bagged) will be done on a frequent basis. Odors arising from cat litter will not be tolerated. Lessee shall take adequate precautions and measures necessary to eliminate any and all pet odors within and around the Premises.
2. Birds must be properly caged. Seeds and droppings will be cleaned up frequently to prevent accumulation and/or damage to flooring or carpet.
3. This Addendum is a month-to-month term which may be revised by Lessor and/or terminated by either party with thirty (30) days' written notice submitted on the first (1st) of the preceding month of termination.





4. Lessee has hereby paid to Lessor a one-time, non-refundable deposit of Three-Hundred (\$300.00) Dollars per pet to secure Lessee(s)' performance under the Pet Addendum and the Lease Agreement. Lessor may deduct from the deposit all costs and expenses incurred by Lessor in repairing all damages caused by pet(s) and any other damages resulting from a breach of the Pet Addendum or the Lease Agreement. If damage caused by the pet(s) exceeds the amount of pet deposit paid, additional costs must be paid by Lessee immediately upon demand by Lessor.
5. Lessee(s) shall pay a monthly pet fee of \$ 30.00 x _____ = \$ 0.00 on the same date on which apartment rent is due.
6. Except for the pet(s) described below, Lessee(s) shall not keep any pet(s) in the Premises or in any part of the community without prior execution of an additional Pet Addendum.

Kind	Type / Breed	Height	Weight	Age	Color	Name

Alternate Caretaker:

Contact information for an alternate caretaker who will provide care for the above listed pet(s) in case of emergency:

Name	Address	Phone Number

The undersigned hereby acknowledge having read and understood this Pet Addendum to the aforementioned Lease.

Date

Date

Date

Siegel-Gallagher Management Company Agent for 213, LLC

Date

