



2221 Oak Street, Wisconsin Rapids, WI – 715-422-0819 – [rueschcompaniesllc@gmail.com](mailto:rueschcompaniesllc@gmail.com)

## ASSISTANCE ANIMAL RULES & REGULATIONS

Tenant Name(s):		
Address:		
Type of Animal:	# of Animals:	Effective Date:

### TENANT IS REQUIRED TO PROVIDE PROPER DOCUMENTATION FOR SERVICE/ASSISTANCE PET

**NUISANCE** - The Animal(s) may not cause any damage to the premises, nor may the Animal cause any discomfort, annoyance, or nuisance to any other tenant on the premises or any neighboring properties (i.e. barking, growling, chasing, running free, etc.)

**SANITARY PROBLEMS** - All Animals must be housebroken. Animal(s) may not be allowed to urinate or defecate anywhere inside the unit other than in a receptacle designed for that purpose. Tenants shall immediately remove and properly dispose of all Animal waste on the grounds. Tenant shall NOT allow Animal(s) to deposit waste on neighboring properties or near other Tenants units.

**COMPLIANCE WITH LAWS** - Most municipalities require Animal to be licensed and have proof of vaccinations. Tenants agree to comply with all applicable governmental laws and regulations.

**CONTROL OF ANIMAL** - Tenant shall maintain control of Animal(s) at all times. If Animal(s) is allowed outside, Animal(s) must be leashed at all times. Tenant shall not allow Animal(s) into any common areas without direct supervision (i.e. leashed).

**CATS** - All cats are required to be neutered/spayed and declawed. Tenant shall provide proof that this procedure has been done. Tenant agrees to change litter boxes at least once a week, and keep the area around the litter box clean.

**DOGS** - Tenants are required to meet the qualification requirements per the Animal Qualification Requirements form which outlines a detailed description of the Animal.

**HOUSEBROKEN** - Tenant warrants that Animal(s) is/are housebroken and has no history of causing physical harm or injury to persons, animals, or property.

### LANDLORD's remedies for violations:

**1- Removal of Animal by Residents.** If, in Landlord's sole judgment, any rule or provision of this Animal Agreement is violated by Tenants or their guests, Tenants shall immediately and permanently remove the Animal(s) from the premises upon written notice from Landlord. The requirement of removal shall not relieve Tenant of any liabilities regarding the lease agreement (i.e. Tenant cannot abandon the lease as a result of being required to remove the Animal(s)). The requirement of removal shall not relieve Tenant of the duty to pay the full rent in the lease agreement.

**2- Cleaning and repairs.** Tenant(s) shall be jointly and severally liable for the entire amount of all damages caused by the Animal (s). If any item cannot be satisfactorily cleaned or repaired, Tenants must pay for complete replacement of such item. If urine odor is detectable, carpet may be replaced and all costs to do so are the responsibility of the Tenant. Tenant may also be liable for any additional costs associated with urine odor removal. (*Landlords are entitled to recover double the damages for waste committed by a tenant's Animal(s) under WI Statute 844.19.*)

**4- Injuries.** Tenants shall be strictly liable for the entire amount of any injury to any person or property caused by the Animal(s), and shall indemnify Landlord for all costs resulting from same.

**5- Move-out.** Having a Animal(s) constitutes abnormal wear and tear to carpeted areas. After Tenants vacate the Premises, they shall provide proof of carpet cleaning to Landlord.

**6- Other remedies.** This Animal Agreement is an Addendum to the Lease Agreement between Landlord and Tenants. If any rule(s) or provision of this Animal Agreement is violated, Landlord shall, in addition to the foregoing, have all rights and remedies set forth in the Lease Agreement for violations thereof.

I HAVE READ AND AGREE TO THE ANIMAL RULES AND REGULATIONS LISTED ABOVE.

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Tenant Signature

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Tenant Signature

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Date