



Wilken Development Group, Ltd.

1010 Walnut Street, Highland, Illinois 62249
618-830-4985 (C) 618-651-2100 Office/Fax

Pet Addendum

Resident(s): _____

Address: _____ **Description of Pet(s):** (picture of pet must accompany this addendum)

Type _____ Size _____ Weight _____ Color _____ Name _____
Type _____ Size _____ Weight _____ Color _____ Name _____

Other than any pet listed above and approved by the owner, no other animals of any kind are permitted on the rental premises (even on a short-term or temporary basis), including dogs, cats, birds, fish, reptiles, or any other animals. The owner grants to resident permission to keep the aforementioned pet in the premises subject to the following terms and conditions, and this becomes part of the rental agreement.

Additional Deposit \$ 375.00 **Additional Monthly Rent \$** 0 **Other Fee** 0

1. It is mutually agreed between the parties that Resident may keep the pet described above.
2. The additional deposit listed above will be used after Resident(s) have vacated property, if necessary, toward carpet replacement, cleaning, spraying of the rental, repair of damages, or delinquent rent.
3. Resident agrees to purchase special liability insurance, with a minimal amount of \$ 25,000 Liability coverage that would cover injuries or damage that may be caused by the pet. Resident also agrees to list owner as an "additional insured" on the policy.
4. Resident agrees that this agreement is only for the specific pets described above and agrees to not harbor, substitute, or "pet-sit" any other pet and remove and of the pet's offspring within 30 days of birth. Any animal found on the premises other than the pet specified above will be considered a stray and removed at Resident's expense.
5. Resident agrees to have an identification tag on pets whenever it is outside the premises.
6. The pet shall be on a leash (max. length of 6 feet) or otherwise under Resident's control, and not left unattended, when it is outside resident's unit.
7. Please note that the pet(s) is (are) not permitted in the following restricted areas: Parking Lot
8. Resident agrees to immediately clean up after the pet, both inside and outside the premises and to dispose of any pet waste promptly and properly.
9. Resident agrees not to leave food or water for the pet outside the premises, where it may attract other animals.
10. Resident agrees to abide by all local, city, or state ordinances, licensing, and health requirements regarding pets, including vaccinations and other listed concerns: _____
11. The pet shall not cause any sort of nuisance or disturbance to neighbors. Noise, day or night, must not disturb others. Resident agrees to whatever is necessary to keep the pet from making noise that would cause an annoyance to others and take steps to immediately remedy complaints by neighbors or other residents made to the Owner or Manager.
12. Resident agrees to immediately pay for any damage, loss, or expense caused by the pet. Any payment not made for such damage or expense will be considered as additional rent due.
13. Failure to comply with the terms of this addendum shall give Owner the right to revoke permission to keep the pet, and is also grounds of immediate termination of the rental agreement, and Resident shall be liable for any damages caused by the pet and the deposit shall be applied to said damages.

Resident (s): _____ **Date:** _____

Manager: _____ **Date:** _____