

The following "Pet Policy" is a part of a lease with Goliath Properties, LLC in order to insure the rights of the tenants who do not own a pet. The tenant understands that their rent will be increased by \$35.00 per month per pet and they will be charged an additional security deposit. Their pet needs to be approved prior to execution of the lease. The following "Pet Policy" is a binding part of the lease and must be adhered to. Goliath Properties, LLC reserves the right to require that pets be removed if the tenant is abusing this privilege.

- 1.) All pet owners are required to arrange for their pet to be cared for in their extended absence (i.e. vacations).
- 2.) The only pets allowed are the ones agreed to at the execution of the lease and the head of the household is responsible for said pets. Guests MAY NOT bring pets onto the premises.
- 3.) Dogs and cats must be controlled by a leash when outside of the duplex and cannot be tied, staked, or secured to any bench, post, tree, or any part of the building or premises.
- 4.) Dogs and cats must be properly licensed by the City of Waukesha or Village of Pewaukee and wear a valid rabies tag and a tag bearing the owner's name, address and phone number.
- 5.) Female dogs and cats over six months old must be spayed.
- 6.) All cats MUST be declawed and neutered.
- 7.) The owner of his/her pet will be responsible for picking up waste (feces) left by the pet at the duplex property and disposing of it in a sanitary manner. The pet owner is responsible for picking up waste immediately after the pet deposits it. There should not at any time, be any pet waste on the grounds.

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- 8.) Pets should not at any time urinate on common pathways at duplex. If this should occur by accident at any time, the pet owner is responsible for washing the urine off the common path way or sidewalk.
- 9.) Pets may not make excessive noise that disrupts the peace and quiet at the duplex.
- 10.) Pet owners are liable for any damage caused by their pet.
- 11.) Pets that bite or attack ARE NOT ALLOWED at the duplex.
- 12.) Every pet must be registered with Goliath Properties, LLC and should be registered annually. (Ask for a "Pet Registration Form")
- 13.) Violation of this Pet Policy three (3) times within a twelve (12) month period will be grounds for eviction if the pet is not disposed of.
- 14.) Noncompliance with any of the above provisions of this pet policy shall require the owner to dispose of the pet immediately or be grounds for eviction.
- 15.) This Pet Policy will be strictly enforced by Goliath Properties, LLC.
- 16.) Any tenants who see violations of this "Pet Policy" occur should feel free to contact Goliath Properties, LLC and report such violations.