



Pet Policies and Restrictions

MANAGER PRIMA MANAGEMENT, INC
ADDRESS 6273 University Avenue Ste C, Middleton, WI 53562
PHONE (608) 831-4035 FAX (608) 833-3174

The following pet combinations are acceptable with the applicable charges:

- One dog (\$25 per month)
- One cat (\$15 per month)
- Two cats (\$30 per month)
- One dog less than 50 pounds and one cat (\$40 per month)
- A Security Deposit of \$100.00 will also be held by landlord

Our policies and restrictions are as follows:

- Pets are only allowed with prior approval from *Prima Management, Inc.* Every tenant that receives approval must have a signed pet lease on file with *Prima Management, Inc.*
- Lessee shall keep and maintain pet in accordance with all local municipal ordinances, rules and regulations. It is the responsibility of the lessee to understand and follow all of the municipal ordinances, rules and regulations.
- Lessee agrees to assume full liability for any damages caused by the pet to the premises and the grounds. Lessee also agrees to assume full liability for any injuries caused by the pet to persons on the premises. Lessee shall immediately pay for damages and hold Lessor harmless from any claims against Lessor.
- Pets must be kept inside the apartment at all times, except when leashed and lessee is present. Pets will NOT be permitted to run free and must be attended at all times unless they are inside apartment. Any violation of the said above is a breach of lessee's lease. Pets must not be tied outside in the yard or anywhere on the grounds and left unattended.
- Pets must be walked off the apartment ground when being exercised or relieved.
- All pet litter must be cleaned up and deposited in rubbish containers immediately. We do not tolerate pet waste left on the property, inside or outside. Failure to pick up pet waste from interior or exterior common areas is considered a breach of contract.
- Where the pet disturbs the privacy of any other resident by reason of excessive noise or where the nature of any pet is vicious so as to constitute a physical hazard to children or other persons, then such a pet shall be eliminated from the residence of the lessee.
- If lessee shall be away from premises for more than one day, pet must be kept in a kennel.
- Lessee shall be responsible for any and all carpet cleaning costs incurred by Lessor to return the carpet to an acceptable condition when apartment is vacated. The fee for cleaning the carpet will be deducted from Lessee's security deposit if a receipt is not presented at move-out.
- In the event Lessor in his sole discretion determines at any time that permission to keep pet shall be revoked, Lessee agrees to abide to said decision and remove said pet from the premises as soon as reasonably possible, but in no event in a period of time longer than 14 days after written notice is either delivered or be declared a default under the lease agreement and said lease may be terminated with Lessee remaining responsible for the rental in addition to any other relief which may be granted Lessor.
- Prospective tenants must also have a positive reference from a previous landlord in regards to pets. We will not accept a pet if there has been negative feedback in tenants' past. We do not have a size limit for dogs. Typical approval will weight heavily upon previous reference(s).
- *Prima Management, Inc.* reserves the right to turn down a dog based upon breed. If we feel that it is an aggressive breed or has a history of being aggressive, or lessee has a reference that shows any negative behavior from a pet, we will automatically deny the pet.
- *Prima Management, Inc.* manages apartments for different property owners. Different buildings may have different policies and regulations; because of this there are buildings that do not allow pets.