



Lac du Flambeau Chippewa Housing Authority

554 Chicog Street

P.O. Box 187

Lac du Flambeau, WI 54538

(715) 588-3348 ~ www.ldfcha.org

PET POLICY AGREEMENT (LEASE AMENDMENT)

Any tenant may keep common household pets* in their units if the tenant agrees to comply with the terms of the following Pet Agreement, with a limit of two (2) pets per household.

The Agreement is an addendum to the Lease between Owner and Tenant for a term of one year. In the event of default by Tenant of any of the terms of the Agreement, Tenant agrees, upon proper written notice of default from Owner, to cure the default, remove the pet, or vacate the premises.

Tenant agrees to pay Pet Deposit to Owner the sum of \$100.00 per pet. The Pet Deposit under the Pet Agreement is not a limit of **Tenant's liability** for property damages, cleaning, deodorization, de-flea, replacements, and/or personal injuries as herein further specified. From the time of the execution of the agreement, the deposit must be paid to CHA within 3 months of Move-in.

The **Tenant's liability applies to** carpets, doors, walls, drapes, windows, screens, community room furniture/carpet, appliances, and any other part of the dwelling unit, landscaping, or other improvements to Owner's property. Tenant shall be strictly liable for the entire amount of any injury to the person or property of others caused by such pet. This deposit will be fully refundable at the time the resident moves or no longer owns the pet, provided no pet-related damage has been done to the unit.

Tenant agrees to comply with the Tribal Animal Control Ordinances. All other applicable governmental laws and regulations, such as, but not limited to, licensing, inoculations, etc. All cats must be declawed, and all dogs and cats over 8 months must be spayed or neutered, unless a letter is received from a veterinarian given medical reason why such is detrimental to the pet's health.



Lac du Flambeau Chippewa Housing Authority

554 Chicog Street

P.O. Box 187

Lac du Flambeau, WI 54538

(715) 588-3348 ~ www.ldfcha.org

Every pet must be registered annually at the time of annual re-examination each and every year to comply. Registering your animal requires proof of current licensure, up-to-date inoculations, an identification tag, and verification that your pet has been spayed/neutered or a letter from a veterinarian giving a medical reason for not having done so. **(Attachment #1)**

Each Pet Owner shall provide a written statement naming a responsible party who would care for the pet in the event of the Pet Owner's illness or other emergency. The said sponsor cannot be another resident of the project. **(Attachment #2)**

Attachments #1 & 2 must be attached for this agreement to be in effect. You must comply with this agreement within 2 weeks of the signature date. Refusing to sign the agreement will signify to CHA that you acknowledge that the pets must be removed from the unit immediately. Not meeting the terms of this agreement can lead to the termination of your dwelling lease.

No vicious or intimidating animals will be tolerated on the property owned by the Lac du Flambeau Chippewa Housing Authority. Tenant is responsible for the pet to be quiet and housebroken and not cause any damage or annoy other tenants.

Any pet left unattended for 12 hours or more or whose health is jeopardized by the Tenant's neglect, mistreatment, or inability to care for the animal shall be reported to the Lac du Flambeau Chippewa Housing Authority. Such circumstances shall be deemed an emergency for the Owner's right to enter the Tenant's unit to allow such authority to remove the animal from the premises. The Owner accepts no responsibility for any pet so removed, and the charge for this course of action will be the tenant's responsibility.

Tenant agrees not to keep a pet that would exceed 25 pounds when mature, except in the case of a service animal.

Tenant agrees that they are responsible for guests who bring pets into the building or grounds of Lac du Flambeau Chippewa Housing Authority Property.



Lac du Flambeau Chippewa Housing Authority

554 Chicog Street

P.O. Box 187

Lac du Flambeau, WI 54538

(715) 588-3348 ~ www.ldfcha.org

Tenant agrees that while outside the apartment, every animal must be kept on a leash. The animal must be accompanied by a person who can control it.

The Pet Owner agrees to be responsible for picking up the waste (feces) left by the pet on Housing Authority property and disposing of it in a proper receptacle.

Pets are not allowed in Multi-family (Apartment) units of three apartments or more.

Exceptions: If an assistance animal (trained to perform tasks that assist people with disabilities) is needed or an emotional support animal (therapeutic for companionship and affection). All exceptions must be supported by a certification by an appropriate medical professional (e.g., medical doctor, psychologist) along with a completed tenant request form. Supplying CHA with these documents does not constitute approval. **Your tenant request and medical clarification will be assessed, and a decision will be given within five business days. CHA reserves the right to make a final decision regarding all requests.**

Pet Owners will be informed in writing of alleged violations of pet rules.

Tenant acknowledges that for the first violations of the policies, Tenant will be given a 5-day opportunity to cure or vacate. A second violation within 12 months, Tenant will be given a 14-day notice to vacate. Pets that attack or injure another animal or person will be required to be removed from LDF CHA property immediately and permanently.

*** Common household pet is defined as “a domesticated animal such as a dog or cat, bird, fish, or turtle that is traditionally kept in the home for pleasure rather than commercial purposes”. Birds in a cage, fish in a 10-gallon or less tank, and turtles require no pet deposit as they are already permitted in LDF Chippewa Housing. Should this conflict with Tribal law or ordinance, the Tribal regulation shall govern.**