

PET AGREEMENT AND LEASE ADDENDUM

REV. 9/22/08

Property: \_\_\_\_\_

Apt. # \_\_\_\_\_

Lease Begins: \_\_\_\_\_

Lease Expires: \_\_\_\_\_

Resident(s): \_\_\_\_\_

Renewal Date: \_\_\_\_\_

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Terms:

1. **CONDITIONAL AUTHORIZATION FOR PET:** Residents are hereby authorized to keep a pet(s), which is/are described below, on the premises of the above apartment until the current lease expires. Authorization may be terminated if residents right of occupancy is lawfully terminated or if the pet rules listed below are violated in any way by residents, residents' family, guests or any person associated with residents.
2. **ADDITIONAL PET FEE:** In consideration of the payment of \$200.00 by the resident in addition to the rent payable under the lease, this fee is non-refundable. The owner hereby agrees to permit the resident to maintain in apartment # \_\_\_\_\_ at \_\_\_\_\_, the pet(s) described as follows: See description Section 6.
3. **NO LIMIT ON LIABILITY:** The additional monthly rent/pet fee under this agreement is not a limit on residents' liability for property damages, cleaning, deodorization, de-fleaing, replacements and/or personal injuries set forth below.
4. **PET LIMITATION:** Doberman Pinschers, Pit Bull Terriers and Rottweilers will NOT be permitted on the property at any time regardless of their weight or size. Reptiles and Ferrets are also prohibited from the property.
  - a. Only one (1) dog is allowed per apartment. Dogs cannot exceed thirty (30) pounds in weight at full-grown size.
  - b. Cats must be spayed or neutered. Management reserves the right to require a written confirmation from a veterinarian.
5. **DESCRIPTION OF PET (S):** Only the following pet(s) is/are authorized to be kept in the resident's apartment. No substitutions are allowed. In the event the designated pet(s) moves from this property or becomes deceased, the pet(s) may not be replaced without prior written consent of management. No other pets shall be permitted on the premises by residents' guests or occupants unless listed in this agreement.

A current picture of the accepted pet(s) must accompany this agreement upon its execution.

6. TYPE \_\_\_\_\_ TYPE \_\_\_\_\_  
BREED \_\_\_\_\_ BREED \_\_\_\_\_  
COLOR \_\_\_\_\_ COLOR \_\_\_\_\_  
WEIGHT \_\_\_\_\_ WEIGHT \_\_\_\_\_  
AGE \_\_\_\_\_ AGE \_\_\_\_\_  
NAME \_\_\_\_\_ NAME \_\_\_\_\_

DATE OF LAST RABIES INOCULATION (PET 1): \_\_\_\_\_

DATE OF LAST RABIES INOCULATION (PET 2): \_\_\_\_\_

7. PET RULES: Residents are responsible for the actions of their pet(s) at all times and agree to abide by the following rules:
- a. Residents agree that their pet(s) will not disturb the rights, comforts and convenience of other residents in the apartment community. This applies whether the pet is inside or outside of the apartment.
  - b. Resident shall not permit the pet(s) in any other apartments, laundry areas, office areas, recreational areas and any time.
  - c. When the pet(s) is/are outside of the apartment, the pet(s) shall be kept on a leash (not to exceed five feet in length) and under the residents supervision and control.
  - d. The pet shall not be tied to any fixed object anywhere in the apartment community, including hallways, walkways, stairs, parking lots, grassy areas, trees, or any other place in the apartment community.
  - e. Pet(s) will not be left unattended on any porch or balcony (if applicable).
  - f. Resident must walk their pet at the outer perimeters of the property or in the designated area. At no time is/are the pet(s) to be curbed along the interior grounds of the property.
  - g. Residents must immediately and properly remove the pet's feces from the property. This waste must be disposed of in a plastic bag or other container prior to putting it in the property dumpster.
  - h. Dogs and cats must be housebroken. Only indoor cats are permitted. All pets must wear an identification tag and be property registered with State and local authorities.
  - i. Birds must be caged at all times, whether inside or outside of the apartment. No pet offspring are allowed.
  - j. Management reserves the right to conduct periodic inspections to determine pet occupancy status, condition of apartment, and adherence to this Pet Agreement and Lease Addendum.

8. ADDITIONAL PET RULES: Owner shall from time to time have the right to make reasonable changes and additions to the pet rules, herein, if in writing and distributed to all residents who are permitted to have any pet(s).
9. LIABILITY FOR DAMAGES: Residents shall be liable for the entire amount of all damages caused by such pet(s). This applies to carpets, doors, walls, shades, blinds, screens, appliances and any other part of the apartment or the apartment community, including landscaping. If such items cannot be satisfactorily cleaned or repaired, residents must pay for complete replacement by owner. Payment for damages, repairs, cleaning, replacements, etc. shall be due immediately upon demand. Residents shall be strictly liable for the entire amount of any injury to the person or property of others, caused by such pet and resident shall indemnify owner for all costs of litigation, attorney's fees, and judgments resulting from same.
10. MOVE-OUT: Upon move-out of residents, the carpets will be professionally shampooed, de-fleaed, and the apartment deodorized, if such is necessary in the sole judgment of management. Such shampooing, de-fleaing and deodorizing will be arranged by the management company and paid for by the resident.
11. VIOLATION OF RULES: Individual violations of the Pet Agreement and Lease Addendum will result in a \$50.00 fine per occurrence. Pet violations will be at the sole discretion of management. Two (2) pet violations of any sort will result in the permanent removal of the pet(s) from the property within seven (7) days from the date of the notice. Extreme circumstances, as decided upon by management, can dictate the removal of the pet within twenty-four (24) hours. If residents refuse to remove the pet(s), eviction procedures will begin at the managements option and at the residents expense, as outlined in the rental agreement.
12. SEPARABILITY OF CLAUSES: If any clause or part thereof in this agreement shall be determined to be unconstitutional, illegal, or void by any court of competent jurisdiction, the remaining clauses or parts thereof shall continue in full force and effect.

THIS PET AGREEMENT & LEASE ADDENDUM IS MADE PART OF AND INCORPORATED INTO THE APARTMENT RENTAL AGREEMENT AND IS VALID ONLY DURING THE CURRENT LEAST TERM AND ANY RENEWAL TERM IF AGREED TO BY MANAGEMENT. THIS AGREEMENT CAN BE DISCONTINUED AT THE END OF SAID INITIAL OR RENEWAL LEASE TERM IF DEEMED NECESSARY BY MANAGEMENT.

THIS IS A BINDING LEGAL DOCUMENT, READ CAREFULLY BEFORE SIGNING.

\_\_\_\_\_  
Resident

\_\_\_\_\_  
Date

\_\_\_\_\_  
Manager

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Date

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