

PET POLICY, APPLICATION AND AUTHORIZATION

ADDENDUM TO THE LEASE

All tenants must complete this Pet Policy, Application and Authorization.

Your name: _____ Address: _____ Unit: _____

Initial which applies:

_____ I have a pet. _____ Fish _____ Dog _____ Cat

_____ I do not have a pet.

- Landlord will permit the following pets in the Premises:
 - Fish in an aquarium not to exceed 1 gallon in size.
 - One cat or one dog not to exceed 40 pounds when fully grown (breed restrictions apply). Additional dogs or cats are not permitted.
- The following breeds of dogs are not permitted: Pit Bull, Tosa Inus, German Shepherd, Rottweiler, Presa Canario, Fila Brasileiro, Argentine Dogo, Akita, Chow Chow, Shar Pei, Dalmatian, and Doberman Pinscher. Additionally, mixed breed of these types of dogs (i.e. a Pitt Bull cross) are not permitted. Landlord's determination as to the breed of a dog, or mixed breed, shall be determinative. This is a subjective determination.
- Birds, reptiles, rodents, and all other types of pets are not permitted.
- Pet-Sitting is not permitted.
- Animal breeding is not permitted under any conditions.
- At no time, under any circumstances, Tenant shall not have any wild animals in or near the Premises.
- Pets that are permitted by Landlord must be registered annually with the Landlord, and the following documents must be included with your Pet Registration Form:
 - Veterinary records including proof of required vaccinations (dogs and cats must be vaccinated for rabies) and verification of pet's weight.
 - A photograph of your pet.
- **The keeping of an unregistered pet in the Premises shall be considered a violation of the lease and shall be grounds for immediate lease termination resulting in eviction.**
- Landlord requires full compliance with any and all laws regarding pet ownership.
- Dogs must wear a valid animal license and valid rabies tag. Cats must wear a valid rabies tag. Both dogs and cats must also wear a tag bearing the owner's name, address, and telephone number.

- Tenant must monitor pet's behavior and noise levels and prevent frequent howling, yelping, barking, or other disturbances to neighbors. The determination as to what is defined as a disturbance shall be determined by Landlord. This is a subjective standard.
- Tenant must confine, restrain, or maintain control over the pet to prevent an attack or injury to any person, domesticated animal, or property.
- Tenant must restrain pet in a pet carrier, cage, crate, or pen during the Premises inspections and maintenance visits.
- When outside of the Premises, Tenant must restrain the dog or cat on a leash.
- Tenant must take adequate precautions to eliminate any pet odors within or around the Premises and to maintain the Premises in a sanitary condition at all times. **Tenant is responsible for prompt cleanup of all pet waste, if any inside the Premises and outside on the property, and for proper disposal of waste directly in an outside dumpster. Tenant is further expected to promptly cleanup all pet waste in and around the property, whether on private or public areas. This is a courtesy to the Landlord, fellow tenants and the community.**
- The condition of the Premises will be assessed periodically throughout the year and during annual inspections. If an inspection reveals pet damage, Tenant is financially responsible and will be charged the full cost of materials, repairs, and labor.
- Landlord is not responsible for any pet on the property, including any injury that may occur to or be caused by the pet to Tenant, Tenant's guests, other tenants or third parties.
- If Landlord, in its sole discretion, determines that the pet is causing damage or is a nuisance or is a threat to the safety or security of any person or property, or is otherwise in violation of these Policies, Landlord may require the Tenant to remove the pet from the Premises. Failure to remove the pet after Landlord requests removal of the pet shall be considered a violation of the Lease and is grounds for immediate termination of the Lease and eviction. Nothing in this paragraph shall limit Landlord to the foregoing remedy if Tenant is in violation of these Policies.
- Tenant agrees to indemnify and hold Landlord harmless for any damage to real property, personal property or bodily injury caused by any pet in Tenant's possession, including any and all legal fees, attorney fees, and court costs.
- Due to the additional wear and tear on the Premises that pets are capable of causing, Landlord requires a pet fee for any approved pet to be kept in the Premises by Tenant. Any monies paid by the Tenant to the Landlord for maintaining an approved pet in the Premises is non-refundable and shall not be considered a security deposit.

Please indicate how Tenant shall pay the pet fee if tenant has an approved pet:

_____ Annual payment of \$350.00 due at the time of the Lease signing and annually thereafter on renewal date.

_____ Monthly payment of \$35.00 due at the time of each monthly rent payment.

I have read the foregoing and agree to these terms and to the terms set forth in the Lease.

Printed name: _____ Signature: _____ Date: _____