



Pet Addendum

The pet policy is designed to protect both pet owners and non-pet owners, and to ensure that the animals themselves receive responsible care. We have also considered the fact that there are people who wish to avoid contact with pets and other animals. The policy applies to all pets kept in the building and will be strictly enforced. All tenants will receive a copy of the policy. By signing this pet policy, the tenant agrees to abide by the terms of this agreement. Failure to adhere to the terms of this agreement will initiate a proceeding to remove the pet from the property, terminate the tenancy of the tenant, and subsequent eviction from the premises.

PET POLICY

1. Permission to keep a pet is granted at management's sole discretion and is subject to tenant's strict adherence to all aspects of this pet policy. Any tenant who wishes to keep a pet will first obtain management's approval and sign a pet agreement.

Tenant's initials here indicate that the above paragraph is understood and agreed to: _____

2. Only common household pets will be allowed. These include dogs, cats, fish, birds, rabbits, and rodents, such as guinea pigs and hamsters kept as companion animals. No tenant will be allowed more than 2 pets. Requests to keep more than one pet of any species will be approved at management's discretion.

Tenant's initials here indicate that the above paragraph is understood and agreed to: _____

3. In making a decision on whether to approve a tenant's request to keep a dog, management will take into account the dog's temperament and the arrangement the tenant has made for training and exercising the dog. No dangerous breeds are allowed, including, but not limited to, Dobermans, Rottweilers, and Pit Bulls.

Tenant's initials here indicate that the above paragraph is understood and agreed to: _____

4. Pets are to be kept inside the tenant's apartment. Dogs going in and out of the buildings must be on a leash and under the tenant's control. Dogs may not be tied to any object outside unsupervised. If an off-leash area has been designated by management on the building grounds, dogs may be taken off-leash in that area, provided the tenant remains with the dog at all times.

Tenant's initials here indicate that the above paragraph is understood and agreed to: _____

5. Tenants are responsible for keeping all areas where pets are housed clean, safe, and free of parasites, including fleas. Dog owners must immediately pick up and dispose of, in a sanitary manner, all dog waste deposited on the street or grounds. **A charge of \$50 will be levied each time an Owner fails to clean up after their pet.**

Tenant's initials here indicate that the above paragraph is understood and agreed to: _____

6. All adult dogs and cats must be spayed/neutered. Unless a veterinarian certifies that health problems prevent the dog or cat from being spayed/neutered. All pets must receive proper veterinary care, including all appropriate inoculations; must be well-groomed, and must be given a healthy diet and exercised according to their needs. All pets must also be maintained in accordance with applicable state and local laws. Dogs and cats must wear identification tags at all times. A copy of proof of license and shots will be kept in the office.

Tenant's initials here indicate that the above paragraph is understood and agreed to: _____



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- 7. No pet is to be left alone in a tenant’s apartment for a period longer than that which is appropriate in light of the needs of the individual pet. While this period may vary depending on the pet in question, landlord and tenant understand that, in general, **dogs should not be left alone for more than 9 hours, and other pets for more than 24 hours, on a regular basis.** When management has reasonable cause to believe a pet is alone in an apartment and either that pet is creating a disturbance or any other emergency situation appears to exist with respect to that pet, management will attempt to contact the tenant to remedy the situation. If management is unable to contact the tenant within a reasonable period, management may enter the tenant’s apartment and make and necessary arrangement for the pet’s care, including removing the pet and placing it in temporary home, such as a boarding kennel. Any costs incurred will be deducted from tenant’s deposit (see 9, below)

Tenant’s initials here indicate that the above paragraph is understood and agreed to: _____

- 8. Tenants are responsible ensuring their pets do not disturb or annoy other tenants or neighbors. Tenants whose pet(s) are determined by management to be disturbing others must remedy the situation immediately. A tenant who fails to remedy the situation after 2 warnings will receive a 30 day notice to remove the pet from the premises. If the tenant fails to remove the pet, the tenant will be considered in breach of tenant’s lease or other rental agreement and may be required to vacate the premises.

Tenant’s initials here indicate that the above paragraph is understood and agreed to: _____

- 9. Tenants are responsible for and must immediately pay for all damages or injuries caused by their pets. If the cost of repairing any damages caused by the pet exceeds the pet deposit, management may use funds from the tenant’s regular security deposit to cover the excess. If management uses all or any portion of the pet deposit or security deposit to cover any pet-related damages or expenses incurred by management during the tenant’s tenancy, the tenant must immediately restore the deposits to their full, original amounts.

Tenant’s initials here indicate that the above paragraph is understood and agreed to: _____

- 10. Visiting Pets will be allowed, for up to 5 days. Pet must be controlled by an attendand while visiting. The visiting pet be restricted to all of the guidelines noted in this agreemtne. Tenant assumes all responsibilities for visiting pet, including any and all fees required for cleanup, damage repair, complaints.

Tenant’s initials here indicate that the above paragraph is understood and agreed to: _____

I have read, understand and agree to the above pet policy in its entirety. I especially understand that failure to adhere to the terms of the agreement in its entirety will result in the termination of my tenancy of the premises.

Tenant Signature

Date

Number of pets in household at move in



Pet Approval Sheet

General Information Pet #1

Resident's Name: _____ Pet's Name: _____

Type: _____ Breed: _____

Weight: _____ Age: _____

Animal Details:

Has your pet been declawed? _____

Has your pet ever bitten/scratched anyone? _____

If yes, please explain: _____

Is your pet friendly to people it does not know? _____

Please explain: _____

Does your pet bark when you are not at home? _____

If yes, please explain: _____

Would you consider your pet dangerous? _____

If yes, please explain: _____

Shot Records:

RABIES: _____ Exp Date: _____

Shot Name: _____ Exp Date: _____

Shot Name: _____ Exp Date: _____

Spayed /Neutered Yes No - please provide a reason why not: _____

Do you plan to use your pet for breeding purposes? Yes No

If yes, how often? _____

Approved Denied

Reason for Denial: _____

Property Manager Signature

Date



Pet Approval Sheet

General Information Pet #2

Resident's Name: _____ Pet's Name: _____
Type: _____ Breed: _____
Weight: _____ Age: _____

Animal Details:

Has your pet been declawed? _____
Has your pet ever bitten/scratched anyone? _____
If yes, please explain: _____
Is your pet friendly to people it does not know? _____
Please explain: _____
Does your pet bark when you are not at home? _____
If yes, please explain: _____
Would you consider your pet dangerous? _____
If yes, please explain: _____

Shot Records:

RABIES: _____ Exp Date: _____
Shot Name: _____ Exp Date: _____
Shot Name: _____ Exp Date: _____
Spayed /Neutered Yes No - please provide a reason why not: _____

Do you plan to use your pet for breeding purposes? Yes No
If yes, how often? _____

Approved Denied

Reason for Denial: _____

Property Manager Signature

Date