



Pet Addendum and Agreement

This agreement is an Addendum to the Lease Agreement, dated _____, between _____ (Landlord) and _____ (Resident), Unit # _____.

Resident intends to keep a pet named _____, described as _____ (breed, color, sex) in the dwelling they occupy and under the Lease Agreement referred to above. Because the Lease Agreement specifically prohibits keeping pets without the Landlord's permission, Resident agrees to the terms and conditions below in exchange for Landlord's permission to keep a pet.

The following canine breeds are prohibited from moving onto the property:

Akita (Japanese Akita)	Dalmatian	Husky
Caucasian Ovcharka	American Pit Bull Terrier	Doberman Pinscher
Staffordshire Bull Terrier	Canis Panther	Chinese Chongqing
American Staffordshire Terrier	German Shepherd (Alsatian)	Blue Heeler
Caucasian Sheepdog or Shepherd		

Resident agrees that Landlord will not be responsible for the injury, harm, or death of the animal and agrees to hold Landlord harmless for any damages suffered as a result of any harm caused on the animal or by the animal upon another person, guest, or employee. Resident shall be responsible for the entire amount of all damages caused by the pet as well as the entire amount of any injury to individuals or the property. Resident is encouraged to obtain a pet liability policy that can be added as a rider to most renter insurance policies.

In order to be approved for a pet,

Resident agrees as follows:

- 1) There will only be two (2) pets allowed per unit. Failure to comply with this provision will result in a fine of \$100.00, a lease violation, and possible lease termination.
- 2) Pet must not exceed 50 lbs.
- 3) A refundable pet fee of \$250.00 for the 1st pet and \$150.00 for the 2nd pet must be paid in full prior to housing the pet on the premises (initial)_____.
- 4) Monthly pet rent of \$_____ will be required (initial)_____.
- 5) Resident understands that they will be fully responsible for any damage caused to the unit or grounds by resident's pet.



- 6) If the property subscribes to the DNA World Pet Registry, Resident agrees to allow their pet to have its mouth swabbed and further agrees that their pet's DNA will be stored with DNA World Pet Registry. The cost for this service will be \$35 to be paid by resident. (initial)_____. Once the pet is tested, it will be required to wear a green tag identifying it as an authorized pet.

Terms and conditions:

- 7) Resident will keep their pet under control, restrained, and leashed at all times when the pet is outside of the Resident's dwelling unit.
- 8) Resident will not leave pet unattended in the apartment for a period longer than one workday (9 hours) or overnight.
- 9) Resident will confine pet-waste activities to specifically designated pet areas and will immediately pick up pet-waste and dispose of it properly.
- 10) If Management finds it necessary to collect and send a waste sample to the DNA registry for testing to determine who is non-compliant with the pet-waste rules, Resident agrees to fully cooperate with the process and will be fined \$250.00 if the test shows a positive match to their pet.
- 11) Resident will not keep the pet outside of the unit, tied up anywhere outside, in a garage, or in the common areas unattended.
- 12) Resident will not allow the pet to be unnecessarily noisy and/or cause an annoyance or discomfort to others. Any complaints received about pet will be remedied immediately.
- 13) Resident will provide veterinary documentation that all required vaccinations are current and up-to-date. Documentation must also be provided showing that the pet has been spayed or neutered.
- 14) Resident will restrain or otherwise remove pet when Management or vendors enter the apartment.
- 15) Resident will immediately treat flea or other infestations. Failure to do so may result in termination of your Lease.
- 16) In the event of Resident's sudden illness or death, Resident agrees that Management shall have permission to enter the unit and have discretion with respect to providing care to the pet. Management may contact the emergency caregiver or permanently remove the pet from the premises, if necessary.
- 17) In case of emergency or illness, the following person will remove my pet from my apartment and be responsible for its care within 24-hours of notification:

Name of person responsible:_____

Telephone:_____Email address:_____

Dangerous Behavior:

- 18) Any pet that physically harms or displays aggressive or threatening behavior toward a Resident, guest, Landlord, vendor, or any other person or pet present upon the property grounds shall be considered a dangerous animal.
- 19) Management shall provide written notification to the pet owner of dangerous behavior, and the pet owner shall have no more than three (3) days to remove the dangerous animal from the premises permanently. Consistent with local and state ordinance, Management shall take appropriate steps to remove a dangerous animal from the premises in the event that the animal's owner fails to remove the animal from the premises after receiving notice.
- 20) At the discretion of Management, any dangerous animal may be removed immediately, without three (3) days-notice, from the premises if Management determines that there is a clear and present danger.

Landlord reserves the right to revoke this Pet Agreement and cause the pet to be removed in accordance with this agreement. If Resident fails to remove the pet after receiving notice, the Resident's lease may be terminated. Delivery of written notice will be accomplished by either posting on the Resident's door or by hand-delivery.

Resident Signature: _____ Date: _____

Resident Signature: _____ Date: _____

Landlord Signature: _____ Date: _____