

Pet Application & Addendum to Lease

All pets are taken on a case-by-case basis. Some properties DO NOT allow any pets. If the property allows pets, the following are required for a pet to be considered:

1. Pet Application completed & signed, **along with photograph** of pet and copy of current pet's medical history from vet.
2. Pet Interview
3. **Non-Refundable pet privilege fee and pet cleaning fee paid at time of leasing.**

Pet Application for 1 Pet

Pet Information	
Pet name:	Type of pet:
Breed:	Age:
Weight:	Sex:
Color(s):	Coat: LONG HAIR / SHORT HAIR
Pet fixed? Attach proof	Is Pet house broken?
How will pet be contained?	Pet crate trained?
Pet Specific Questions: Dog	
License#	Up-to-date on shots? Attach proof
Obedient trained?	
Pet Specific Questions: Cat	
Declawed?	Up-to-date On Shots? Attach Proof
Litter trained?	
Pet Owner Information	
Name:	Phone number:
Address	
How long have you owned the pet?	How is pet with strangers?
Rental Insurance on pet? Attach Proof	
Emergency / Veterinarian	
Emergency Contact:	Emergency Phone:
Vet Contact:	Vet Phone:

Owner / Tenant Signature _____ Print Name _____

Date: _____

Pet Rent & Pet Charges:

Pet owners must complete the Pet Application form and be approved by the landlord prior to having a pet on the Premises. Applicant must pay a one-time non-refundable pet privilege fee, non-refundable pet cleaning fee, and a monthly pet fee per pet (limit 2).

- **Pet rent:**
 - \$45 (1 approved pet) or \$65 (2 approved pets) per month for entire duration of lease (no short term stays) After the full term of the lease, the monthly pet fee may be changed by Landlord giving Tenant(s) a thirty (30) written notice via email and/or first class mail prior to the date in which the new rental rate becomes effective.
- **Pet privilege fee:**
 - \$300 (1 approved pet) or \$400 (2 approved pets) non-refundable due at the time of leasing.
- **Pet cleaning fee:**
 - \$100 (1 approved pet) or \$200 (2 approved pets) non-refundable – covers extra cleaning, extra shampooing, treat pet odors, etc from normal use.

Permissible Pets: (total number to not exceed 2)

- **Dogs**
 - **Restricted breeds:** Pit Bull, Staffordshire Terrier, Doberman Pincher, Rottweiler, German Shepherd, wolf hybrids, mixes of these breeds or are not permitted to occupy or visit. Similarly, any animal with a bite history, aggressive nature or similar offense will be not be permitted as well.
- **Cats, birds, fish, or small caged animal such as hamster or guinea pig**
 - **Restricted animals:** chickens, rabbits, ferrets, lizards, iguanas, snakes & reptiles of any kind are not permitted to occupy or visit.

Restrictions:

1. Pets shall not be kept, bred or used for any commercial purpose. Only the above referenced pets are allowed after approved by Landlord. All others are strictly prohibited.
2. Pets must be confined to the pet owners' residence and must not be allowed to roam free. Pets must not be left unattended on patios or yard. Pets in transit are to be carried, restrained by leash, or placed in an animal carrier. Pets shall be exercised on leash or off the Premises.
3. Persons who walk pets are responsible for immediately cleaning up after their animals and discarding securely bagged pet waste in proper receptacles. Persons must keep full control of pet on Premises and in the common areas, and is solely responsible to ensure Premises and common areas are kept in a sanitary manner at all times. Cat litter or any pet waste may not be disposed of in toilets.
4. Nails must be kept trimmed to not scratch floors, woodwork, doors, weather stripping, etc. Pet owners are responsible for any damages to the Premises or common areas caused by their pets. Any damages caused by cleaning chemicals or other such materials used in an attempt to remedy said damages are additionally the responsibility of the pet owner.
6. No pet will be permitted to become a nuisance or create any unreasonable disturbance. Examples of nuisance behavior are as follows:
 - a. Pets whose behavior causes personal injury or property damage.

- b. Pets who make noise continuously and/or incessantly for a period of one hour or intermittently for four hours or more to the disturbance of any person at any time of day or night.
 - c. Pets in common areas that are not in complete physical control of a responsible human companion and on a hand-held leash of no more than ten feet in length or in a pet carrier.
 - d. Pets who relieve themselves on walls or floors of the Premises or common areas.
 - e. Pets who exhibit aggressive or other dangerous or potentially dangerous behavior.
 - f. Pets who are unclean or infested with parasites.
6. Feeding or otherwise caring for stray animals is prohibited. Stray or injured animals shall be reported to the local animal control authority for pick up.
 7. Visiting pets and/or pet sitting are not permitted to occupy the Premises under any conditions.
 8. Pet owners and pet caregivers shall indemnify and hold the landlord harmless against loss or liability of any kind caused by their pets.

Enforcement:

Any resident or managing agent personnel observing an infraction of any of these rules shall discuss the infraction in a neighborly fashion with the pet caregiver in an effort to secure voluntary compliance. If the complaint is not resolved, it must be put in writing, signed and submitted to the Landlord. If Landlord agrees with such complaint, the pet owner will receive written notice of the violation.

If upon the second violation notice the problem is still unresolved, arrangements will be made for the permanent removal of the pet. The landlord may also require the permanent removal of any pet, if such pet is determined by the landlord to be a nuisance or a danger to the community and its residents. If so determined, the pet owner or pet caregiver will have five days to remove the pet from the premises. Failure to remove the pet will result in a termination of the lease.

Fines for violations:

The landlord also has the authority to assess and collect fines for violations of the lease & addendum to lease pertaining to pets and to assess and collect amounts necessary to repair or replace damaged areas or objects.

The fines are as follows:

1. A \$75.00 clean up fee will be assessed to the rental account for failure to immediately pick up the animals fecal waste and dispose of it properly. This amount can increase at any time due to cost of inflation, habitual offenses, or severity if deemed necessary.
2. A \$50.00 fine will be assessed to the to the rental account if pets are left unattended outside. This amount can increase at any time due to cost of inflation, habitual offenses, or severity if deemed necessary.
3. \$100.00 per visit for each time access is not obtainable (inspections, maintenance, etc) due to unrestrained pet. This amount can increase at any time due to cost of inflation, habitual offenses, or severity if deemed necessary.

4. Any unapproved pet discovered on the Premises, will be a fee equal to one month's rent which is due immediately and payable on demand. If payment is not made within 72 hours from the date thereafter and/or the unapproved pet is not removed from the Premise within 72 hours of the demand, Tenant shall be in default.

Each person who signs it acknowledges, by their signature, that they have read it, understand it, and voluntarily agree to it. Further, each person is mentally competent and 18 years or older.

Tenant(s):

Tenant signature: _____

Tenant name printed: _____

Tenant signature: _____

Tenant name printed: _____

Approved Pet: _____ Landlord Consent: _____

Date Approved: _____