

## Pet Addendum

This will serve as an Addendum to the Lease dated MM/DD/YYYY, between [Insert Owner] (Owner) and \_\_\_\_\_ (Resident/Tenant) regarding the Premises located at \_\_\_\_\_.

This Pet Addendum does not apply to animals that provide assistance to persons with disabilities ("Assistance Animals"). The Owner and/or its property manager provides request forms for Assistance Animals, and an individual who would like to request an accommodation for the use of an Assistance Animal should contact the Community Management Office.

A nonrefundable fee of \$\_\_\_\_\_ will be charged one time for each pet that resides in the home. Payment is due at the time of move in or at the time the pet is acquired. The Resident understands that the non-refundable pet fee will not be used as a damage deposit. The Resident remains responsible for the payment of any and all damages to the premises caused by his pet.

Pet Description	Pet #1	Pet #2
1. Pet Name:		
2. Type of Pet:		
3. Breed:		
4. Color:		
5. Current Age:		
6. Mature Size:		
7. Sex:	M/F	M/F

**PET RESTRICTIONS:** Only two pets are allowed. Fish tanks and bird cages count as one pet. No more than one fish tank is permitted in the Premises. No more than two bird cages are permitted in the Premises.

Exotic pets are not permitted – only dogs, cats, birds, or fish.

The following breeds are considered aggressive and are not permitted: Akita, American Bull Dog, Chow, Doberman, Pit Bulls (American Staffordshire Bull Terriers or English Staffordshire Bull Terriers), Presa Canario (Canary Mastiff), Rotweiler, and wolf-hybrids.

No "visiting" pets are permitted without prior Community Management Office approval.

Management must approve all pets and all required documents are to be on file prior to housing any pet (refer to Resident Guide).

If additional pet(s) are acquired after move-in, Resident must alert Community Management Office and complete an updated Pet Addendum. All pets must be kept current with vaccinations, testing, and/or treatments. All dogs and cats must wear current rabies vaccination tags on their collar or harness.

The term "pet owner" will include any person owning, keeping, or harboring an animal. The Resident that has signed the lease and this addendum shall be deemed the pet owner of any pet owned, kept, or harbored within the Premises.

Pet owners are responsible for compliance with any Community Management Office pet rules, which may be updated by Owner in its sole discretion from time to time, and for any damage caused by their pets. Pet owners are responsible for removing their pet's waste throughout all areas within the housing community grounds. Abandonment of pets is specifically prohibited. Pet owners who no longer desire to keep a pet or who are moving out will not abandon any animal. Unwanted pets should be made available for adoption.

The privilege of keeping a pet in the Premises may be revoked and/or a Letter of Caution issued if the pet is determined to be a nuisance. A nuisance is defined as any action of a pet that endangers life or health, gives offense to the senses, violates laws of decency, or obstructs reasonable or comfortable use of property. For example, an animal may be deemed a nuisance if it:

1. Habitually or repeatedly barks in such a manner or to such an extent that it disturbs others.
2. Interferes or obstructs persons engaging in exercise or physical activity.
3. Defecates in areas not authorized by Owner (which includes for single family housing, the lawns of residents in other homes).
4. Habitually violates the leash law.

Pet owners have full responsibility and liability for the conduct of their pets. This includes full restitution for any damages to yards, homes, etc., or hospital bills/veterinary bills incurred as a result of injuries inflicted.

Pet owners are encouraged to acquire and maintain liability insurance in the event that their pet bites, causes physical injury or otherwise harms another person or their property (including other pets). Pet owners will be held responsible for personal injury or property claims from third parties.

Pets will not be permitted to run loose in the community. A Letter of Caution may be issued or the privilege of having a pet may be revoked if a Resident or guest routinely violates the leash law. When pets are not penned, they will be leashed at all times and under Resident's control. Dogs will not be chained outdoors and left unattended at any time. Pets may be left in fenced-in-yards for short periods of time with proper food, water, and shelter.

Pets may not be unattended unless confined indoors, or outdoors in a securely enclosed and locked pen, or other approved structure designed to completely restrain the animal. The Community Manager, or a representative of the Community Manager, will determine if the structure used to restrain the animal is sufficient. Anytime a pet is outside the above confined secured areas, it must, at all times, be securely leashed and under the control of Resident or Occupant or a representative.

For single family housing, doghouses are allowed on home grounds with fenced in yards with authorization from the Community Manager; and provided that a Request for Alteration Form must be submitted to, and approved by, the Community Management Office first. Doghouses shall conform to the size of the dog, standards of good taste, and shall not detract from the appearance of the Premises. It must be painted white, the color of the Premises or another color as specified in the Resident Guide and kept in the rear of the Premises at all times. Upon move-out, Residents are required to remove the doghouse and return the area to original condition with grass seeding at Resident's expense. No spikes are permitted in the ground to tether pets.

Breeding or raising animals in housing is prohibited.

Farm, exotic and wild animals are not allowed in the community. These animals include all animals normally used as work animals and those kept for the production of food, or opossums, raccoons, and any other species of animal not usually considered to be domestic.

In cases of bites or scratches to an animal, transport the injured animal to the nearest Veterinary Facility for examination. The Community Manager must also be notified.

A Letter of Caution may be issued or the privilege of having a pet in the community may be revoked as a result of a pet biting a person or another animal.

Complaints concerning stray or unattended pets and general upkeep of housing areas around pets should be directed to the Community Management Office.

Pets are prohibited from any playground areas in the community.

For Residents living in military housing on an Installation/Base, Resident must comply with any Installation/Base rules and regulations regarding pets. For Resident living in on-campus student housing, Resident must comply with any University/College rules and regulations regarding pets on campus

Resident understands and agrees that this addendum is incorporated in and made a part of the Lease, renews and expires under the same terms and conditions as the Lease.

Resident: \_\_\_\_\_ Date: \_\_\_\_\_

Resident: \_\_\_\_\_ Date: \_\_\_\_\_

Owner: \_\_\_\_\_ Date: \_\_\_\_\_