

«today»

«full_name»

«unit_address_line1»

«unit_address_line2»

«unit_address_line3»

«unit_city», «unit_state» «unit_zip»

Addendum to Lease – Pet Agreement

I hereby request permission to keep the following described pet in my apartment:

Type of Pet: _____ Age: _____ Size: _____ lbs.

Alternate Owner: Name: _____

Address: _____

Phone: (____) _____

The undersigned Tenant hereby acknowledges the following:

- 1) Pursuant to the Lease, the Tenant has agreed to hold the Landlord harmless against loss, injury, damage, or destruction caused by willful or negligent acts of the Tenant or members of Tenant’s household.
- 2) Pursuant to the Lease, the Tenant is responsible for all damages to the premises during his/her tenancy caused by carelessness, misuse, or neglect on the part of the Tenant or his/her household members or visitors.
- 3) The Tenant, now choosing to have a pet in his/her unit, assumes the risk of loss, injury, damage, or destruction to the premises caused by the pet.
- 4) Accordingly, whenever damage is caused by the pet, the Tenant agrees to pay: a) the cost of all repairs and to do so within 30 days after receipt of the Landlord’s demand for such payment, and b) rent for the period the unit is damaged regardless of whether the unit is habitable.
- 5) The Tenant understands that HUD will not make a subsidy payment for any period in which the unit is not habitable, so, for any such period resulting from damage caused by the Tenant’s pet (including any such period after the end of the term of the Lease), the Tenant agrees to pay the basic/contract rent for the unit.
- 6) If the Landlord has to file suit in order to collect the cost of damages, the Tenant may be obligated to pay attorney’s fees or other legal costs should the Landlord be successful in winning a lawsuit where such fees and costs were incurred.

I, the undersigned tenant, hereby acknowledge receipt of this Addendum to Lease (Pet Agreement) and am in full agreement with its statements and conditions. I also acknowledge that I have received and read the attached Pet Rules and I further acknowledge that any violation of the pet rules is grounds for termination of my lease.

(✓) _____
Head of Household Signature

Date signed _____

(✓) _____
Spouse/Co-Tenant Signature

Date signed _____

For «mgmt_company»

Date signed _____

PET RULES

1. Pet Type and Size

Pets will be limited to the following domesticated animals: dogs, cats, birds, rodents (including rabbits), fish, or turtles.

Dogs will be limited to a size not to exceed 45 pounds.

2. Number of Pets - ONLY ONE PET ALLOWED PER HOUSEHOLD

One dog, cat or rodent will be allowed per household.

Birds, rodents or turtles will be limited to one cage.

Fish will be limited to a ten-gallon tank.

3. Temporary Pets

No resident will be allowed to keep a pet temporarily, i.e., taking care of pets for friends or family while they are on vacation, etc.

4. Additional Charges

In the event that a manager removes pet waste from the lawns or walkways, the owner of the pet shall be charged \$5.00 (per waste removal).

5. Pet Care and Owner Responsibilities

Owner is responsible for compliance with listed items:

- a. Been spayed or neutered;
- b. Been properly licensed and registered;
- c. Received all necessary inoculations.

Pet owners are responsible for the behavior of their pets, especially in terms of the pet's affect on the health and safety of other residents. The pet owner acknowledges that «mgmt_company» or **the Property's** owner is not responsible for any injury or illness caused by the pet, and that the pet owner is completely liable for all action/behavior associated with the pet.

Whenever a pet owner takes their pet out side of their apartment at the property the pet must be kept on a leash and pets cannot be left unattended while outside of the apartment (e.g., tied to trees, posts, etc.)

Pet owners shall not be allowed to take their pets into common areas, such as laundry rooms or community rooms. Pets shall also not be allowed to run loose in hallways.

Pets are not to be left alone in the apartment for any extended period of time (**6 hours or more**).

6. Sanitary Standards

Pet owners are expected to maintain their apartments in a decent and sanitary condition. Litter boxes, bird cages, food bowls, etc., are to be maintained regularly. Pet waste is to be disposed of in a proper and sanitary manner. Outdoor pet waste is to be cleaned up immediately and disposed of in a proper and sanitary manner.

Periodic inspections will be conducted to ensure that sanitary standards are being met.

7. Emergencies

In the event that the on-site maintenance person or management staff member determines that there is an emergency involving the resident's pet, «mgmt_company» and/or the on-site maintenance person shall be authorized to enter the apartment.

8. Resident's Ability to Care for Pet

Any resident wishing to have a pet must exhibit the ability to care for the pet.

9 . Pet Rule Violation Procedures

A written notice with factual reasons will be sent to any resident in violation of any pet rule. A resident will have ten (10) days to respond in writing to request a meeting to discuss the violation. If a meeting is requested, «mgmt_company» will provide the resident with an explanation of the procedures involved with said meeting.

If the violation is not corrected following the notice or a meeting, «mgmt_company» will initiate procedures to terminate tenancy.

10. Agreements

Each pet owner must sign a pet agreement which is incorporated as part of the lease agreement. Any violation of the pet agreement is grounds for termination of the lease.

Also, the pet owner agrees to supply the name, address, and phone number of one or more responsible parties who will care for the pet if the pet owner dies, is incapacitated, or otherwise unable to care for the pet.

11. Exclusions

The only exclusion to this pet policy is for those households who require a pet in order to assist a person with a handicap and the pet has been trained to do so. This exclusion must be certified in writing by a third party verification.