



Animal Addendum

In the event of a violation of any of the following terms and conditions, the owner/management shall have the right to immediately cancel this agreement and require the pet owner/tenant to immediately remove the pet from the premises. Cancellation of this agreement will not imply a waiver of the tenant's responsibility for any damages.

Tenant's Name _____ Address _____

MANAGEMENT MUST AUTHORIZE ANY PETS PRIOR TO ADDING THEM TO YOUR LEASE. BY SIGNING THIS FORM YOU ARE PLACING A REQUEST TO HAVE AN ANIMAL APPROVED, NOT ADDING THEM TO YOUR LEASE.

Tenant / pet owner(s) agree to and meet the following terms and conditions:

1. Only the pet/pets listed and described below are authorized under this pet agreement. *Additional* pets must be approved by the owner/management.
2. Pet/pets will not cause: danger, damage, nuisance, noise, health hazard, or soil the apartment/unit, premises, grounds, common areas, walks, parking areas, landscaping or gardens. Tenant agrees to clean up after the pet and agrees to accept full responsibility and liability for any damage, injury, or actions arising from or caused by his/her pets.
3. Tenant agrees to register the pet/pets in accordance with local laws and requirements. Tenant agrees to immunize the pet/pets in accordance with local laws and requirements.
4. Tenant warrants that the pet/pets is housebroken. Tenant warrants that the pet/pets has no history of causing physical harm to persons of property, such as biting, scratching, chewing, etc., and further warrants that the pet/pets has no vicious history or tendencies.
 - Dogs and Cats: Must be controlled at all times. Must be kept on a short leash while in common areas or on the grounds. Barking will not be tolerated in that it is considered to be a nuisance to other tenants. Proper disposal of cat litter (securely bagged) will be done on a frequent basis. Odors arising from cat litter will not be tolerated.
 - Birds: Birds will be properly caged. Seed and droppings will be shielded or caught to prevent accumulation and/or damage to carpeting/floors.
 - Fish: Aquariums will not leak and will be cleaned regularly to prevent foul water and/or odors.

Pet Description:

Kind	Type of Breed	Color	Name	Age	Weight	Dep Paid

Pet Fee/Deposit:

Tenant agrees to pay the following non-refundable pet fee	\$
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SPECIAL PROVISIONS IF APPROVED:

1. **Minimum \$200.00** will automatically be deducted from the pet deposit.
2. **Any damage caused by pet will be deducted from deposits.** If damages exceed amount of the deposits then the remainder of the damage will be the residents' responsibility (paragraph 16, Animal Addendum).
3. **All residents are responsible** for pet and damage caused by the pet (paragraph 18, Animal Addendum).
4. A urine meter test will be performed on the carpet after move-out. If the carpet does not pass, it will be replaced at the resident's expense.

Each resident is jointly and severally liable for damages and all other obligations set forth in this agreement, and in the lease.

NOTICE: ANY FEE OR DEPOSIT ABOVE SHALL NOT LIMIT THE TENANT'S OBLIGATION

Date _____

Tenant Signature

Tenant Signature

Tenant Signature

Tenant Signature

Equity Representative Signature