

## ANIMAL ADDENDUM

*In this document, the terms "you" and "your" refer to the resident signing below; the terms "we," "us," and "our" refer to the owner or owner's representative named in the Resident Lease Contract (not to the General Manager or anyone else).*

**1. ADDENDUM.** The Resident Lease Contract (the "Lease") is amended to include the terms of this Lease Addendum. If the Lease and the Lease Addendum are not consistent, this Lease Addendum controls. The purpose of this Addendum is to express the terms upon which Resident will be allowed to have an animal in the Apartment. Capitalized terms in the Lease shall have the same meaning as in this Addendum. Each roommate (if applicable) must sign on the signature page confirming acceptance of an animal being in the apartment. All parties agree as follows:

1. **Authorized for Animal:** The prohibition against animals in the Premises contained in the Lease is hereby modified such that Resident is authorized to have the following described animal in the Premises, subject to the terms and conditions stated in this Addendum and other rules pertaining to animals in Owner's apartment community:

2. Animal's Name: \_\_\_\_\_ Type (Breed): \_\_\_\_\_  
Color: \_\_\_\_\_ Weight: \_\_\_\_\_

3. **Veterinarian's Name Address and Phone Number:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Resident agrees to notify the management office immediately upon any change to the veterinarian's contact information.

4. **Animal Photograph:** Resident shall provide a photograph of Resident's animal to the management office to be kept in the Resident's file. Resident acknowledges that this exception to Owner's prohibition against animals only applies to the animal described above and to no other animals.

5. **DNA Dog Swab:** Dog owners may be required to participate in an independent DNA identification program. This will require a swab from your dog's mouth for DNA. All fees for this program are included in the non-refundable pet registration fee. If any dog waste is found at any place on the Premises, a sample will be sent to the lab to determine whether the DNA matches any of the pets that Owner has on file. If so, the resident to whom the pet belongs will be responsible for all processing and cleaning fees.

6. **Animal Fee:** Upon the execution of this Addendum, Resident shall pay a non-refundable fee in the amount of \_\_\_\_\_ (the "Animal Fee"). Resident acknowledges that the Animal Fee will be retained by Owner whether or not Resident complies with the terms of this Addendum.

7. **Pet Rent:** Resident shall pay an additional \_\_\_\_\_ total to rent monthly for \_\_\_\_\_ pet(s).

8. **Animal Deposit:** Upon the execution of this Addendum, Resident shall pay an animal deposit in the amount of \_\_\_\_\_ (the "Animal Deposit"). Resident acknowledges that the Animal Deposit will be considered the Security Deposit pursuant to the terms of the Lease and constitutes a deposit for all purposes under the Lease and applicable law and the refund of the revised Security Deposit is subject to the terms and conditions set forth in the Lease.

9. **Animal Rules:** Resident shall comply with the following rules regarding Resident's animal in addition to compliance with the terms of the Lease as well as any supplemental rules established by Owner with respect to animals or animals in the apartment community:

- a. Animals must be full-grown (at least 1 year of age) and weigh less than 75 pounds.
- b. Animals should not be left unattended on patios or balconies.
- c. Resident is responsible for immediately cleaning up any animal defecation and animal defecation must be dealt with as follows:
  - Cats—inside the litter box only.
  - Dogs—outside, around the perimeter of the apartment community in designated animal walks or other designated areas only. Pet stations will be provided as a convenience. However, if the pet station is without bags then the animal's owner must provide bag for the remains and notify management.
- d. Animals must not disturb neighbors or others in and around the apartment community, whether the animals are inside or outside the Premises.
- e. Animals must not be tied to any fixed object anywhere outside the Premises.

- f. Animals, other than support animals, must not be let into swimming pool areas, laundry rooms, offices, club rooms, or other recreational facilities or common areas.
  - g. Animals must not be fed or watered outside the Premises.
  - h. No more than two animals per unit are permitted.
  - i. Cats must be spayed, neutered and declawed on front paws only.
  - j. Exotic animals are not allowed including, but not limited to: birds, parrots, toucans, hamsters, gerbils, rats, mice, snakes, frogs, spiders, chinchillas, ferrets.
  - k. Animals shall be kept on a leash and under the Resident's supervision when outside the Premises. The Owner or Owner's representative has the right to pick up unleashed animals or report them to the proper authorities.
  - l. Visiting animals are not allowed.
  - m. The community may restrict certain breeds of dogs, including but not limited to: Pit Bull Terrier/Staffordshire Terrier, Rottweiler, Doberman Pinscher, Chow, Presa Canarios, Akita, Alaskan Malamutes, Wolf Hybrid. The restricted breed list is subject to change without notice.
10. **Default:** In the event that Resident violates the terms of this Addendum or the Resident's animal damages the Premises or any common areas, Owner shall have the right to pursue any rights or remedies, including the recovery of damages, attorneys' fees, court costs and interest available to Owner pursuant to the terms of the Lease or applicable law as if Resident defaulted under the Lease.

Resident shall be fully responsible for animal damages in their private bedroom/bathroom area and all common areas of the community. Resident and all roommates shall be equally responsible for damage in the shared living space of the apartment. Furthermore, each roommate is fully responsible for damage to their private bedroom/bathroom area, regardless of whether or not they own the pet. All roommates must sign addendum indicating they understand and agree with the rules stated above.

The terms of this Animal Addendum must be signed off by all roommates prior to the arrival of the pet:

**ANIMAL'S OWNER:**

**OWNER OR AUTHORIZED AGENT:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

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

**ROOMMATES:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

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