

**PET ADDENDUM TO – DWELLING LEASE
ACADEMY ARMS APARTMENTS**

TENANT: _____ CAT DOG _____ (Other)

ADDRESS: _____ Animal's name: _____
_____ Animal's age: _____

Resident agrees:

1. To comply with all applicable laws and ordinances of the State of New York and the City of Oneonta.
2. Common household pets shall be defined as dogs, cats, birds, rodent (including a rabbit) fish, or turtle that is traditionally kept in the home for pleasure rather than for commercial purposes. Common household pets do not include reptiles (except turtles). Exotic pets are prohibited.
3. Only one pet shall be permitted in each apartment (although a pair of caged birds, rodents, turtles, or a group of fish in an aquarium will be allowed). The head of household shall be responsible for the pet. No guest may bring pets on Oneonta Housing Authority property.
4. The resident shall identify and document willingness of a third party who will, within one hour after notification, remove and care for the pet in the event of sudden illness, injury or death of the resident. The third party must sign document supplied by the Oneonta Housing Authority assuming responsibility for the animal. In the event the designated party fails to act, the Oneonta Housing Authority shall be authorized to cause removal and disposal of the animal.
5. The resident will place a pet security deposit with the Oneonta Housing Authority in the amount of \$100.00, to be paid as follows: \$50 initial installment at the time pet is brought onto the premises, and \$10 per month until the deposit is reached.
6. The resident shall provide cat/dog with a collar containing a New York state dog license, a valid rabies tag and a tag bearing the owner's name, apartment number and phone number, which must be worn at all times when the pet is not in the resident's dwelling unit.
7. Female dogs/cats over six months of age must be spayed and male dogs/cats over eight months of age must be neutered.
8. All pets shall be registered at the housing authority's management office upon move-in or when acquired and annually thereafter at the time of the annual recertification. Documentation shall be supplied to the manager of the dog's or cat's up-to-date inoculations, identification tag, proof that the animal has been spayed, and a satisfactory annual medical checkup by a licensed veterinarian. Verification from the veterinarian must show that the animal is free from flea infestation. The pet owner is responsible for any pest control eradication charges should evidence of flea infestation occur.
9. Dogs weighing more than 30 pounds when fully grown shall not be permitted.

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10. When out of the apartment, the dog/cat shall be on a leash measuring not more than four (4) feet. The animal shall be accompanied by a person who is able to control it.
11. Pets are permitted in the elevator, however, when possible, the animal should be carried in and out of the elevator and in the halls. No pets are permitted in the common areas.
12. Any resident owning a cat shall provide a litter tray for the animal's use in his/her apartment. Litter must be wrapped in a securely tied plastic bag and disposed of at least twice a week in a designated receptacle. Disposal of litter in the garbage chutes will not be permitted
13. Dogs and cats shall not be permitted to excrete anywhere in the building (other than cats using a litter box in an apartment). The Oneonta Housing Authority shall designate an area on the grounds for use of dogs. Residents shall be responsible for immediately removing dogs feces dropped anywhere, including the designated areas, placing same in a plastic bag and placing same in the designated receptacle.
14. The resident shall ensure that his or her pet does not make excessive noise which disrupts the peace of the complex.
15. To dispose of any pet that bites or attacks a person or domesticated animal on Housing Authority property.
16. Violation of this policy is grounds for termination of tenancy.

THE ONEONTA HOUSING AUTHORITY AGREES:

To return the pet security deposit after termination of tenancy and restoration of possession to the Oneonta Housing Authority or the disposal of the pet. The Oneonta Housing Authority will provide a written, itemized statement of any and all amounts withheld from the pet security deposit and will use said deposit only for damages or destruction caused by said pet.

IT IS THE INTENTION OF BOTH PARTIES TO THIS ADDENDUM THAT IT IS TO BE INCORPORATED INTO THE LEASE AS IF FULLY SET FORTH THEREIN.

CITY OF ONEONTA HOUSING AUTHORITY

BY: _____

DATE: _____

TENANT:
SIGNED: _____

DATE: _____