

ANIMAL ADDENDUM

Tenant: _____

Address: _____

Lease Contract Date: _____

1. **CONDITIONAL AUTHORIZATION FOR ANIMAL:** You may keep the animal that is described below in the dwelling until the Lease Contract expires. But we may terminate this authorization sooner if your right of occupancy is lawfully terminated or if in our judgment you and your animal, your guest, or any occupant violates any of the rules in this Addendum.
2. **ADDITIONAL FEE:** You must also pay a one-time non-refundable fee of **\$450.00** for having the animal in the dwelling unit. There is a 25lb weight limit per pet. There is an additional \$200 fee for a second pet.
3. **LIABILITY NOT LIMITED:** The additional fee under this Animal Addendum does not limit residents' liability for property damages, cleaning, deodorization, defleaing, replacements, or personal injuries.
4. **DESCRIPTION OF ANIMAL(S):** You may keep only the animal(s) described below. You may not substitute any other animal(s). Neither you nor your guests or occupants may bring any other animal(s), mammal, reptile, bird, amphibian, fish, rodent, arachnid, or insect into the dwelling or apartment community.

Animal's name: _____

Type: _____

Breed: _____

Color: _____

Weight (25lb limit): _____ **Age:** _____

Date of last rabies shot: _____ **Housebroken?** _____

Animal owner's name _____

5. **SPECIAL PROVISIONS:** We do not allow any of the following list of breeds or any mix of these breeds at our community. Pit Bulls, Alaskan Malamutes, Rottweilers, Akitas, Chow Chows, American Staffordshire Terriers, Doberman Pinschers, German Shepherds, Great Danes, Siberian Huskies, Wolf-Hybrids, or Perro de Presa Canarios. Management reserves the rights to refuse any animal.
6. **EMERGENCY:** In an emergency involving an accident or injury to your animal, we have the right, but not a duty to take the animal to the following veterinarian for treatment, at your expense.
Doctor _____ Address: _____ Phone _____
7. **ANIMAL RULES:** You are responsible for the animal's actions at all times. You agree to abide by these rules:
 - The animal must not disturb the neighbors or other residents, regardless of whether the animal is inside or outside the dwelling.
 - Dogs, cats, and support animals must be housebroken. All other animals must be caged at all times. No animal offspring are allowed.
 - Your animal must be fed and watered inside the dwelling unit. Do not leave animal food or water outside the dwelling unit at any time.
 - You must keep the animal on a leash and under your supervision when outside the dwelling.

- You may walk your animal on the property but you are responsible for cleaning the ground of their defecation.
8. **VIOLATION OF RULES:** If you, your guest, or any occupant violates any rule or provision of this Animal Addendum (based upon our judgment) and we give you written notice, you must remove the animal immediately and permanently from the premises. We also have all other rights and remedies set forth in the Lease Contract, including damages, eviction, and attorney's fees.
 9. **REMOVAL OF ANIMAL:** In some circumstances, we may allow an animal control officer or humane society representative to enter the dwelling unit and remove the animal if, in our sole judgment, you have:
 - Abandoned the animal,
 - Left the animal in the dwelling unit for an extended period of time without food or water, or
 - Failed to care for a sick animal.

If you have violated our animal rules or let the animal defecate or urinate where it's not supposed to you will be subject to eviction and other remedies under the Lease Contract.

10. **LIABILITY FOR DAMAGES, INJURIES, CLEANING, ETC.** You and all co-residents will be jointly and severally liable for the entire amount of all damages caused by the animal, including all cleaning, defleaing and deodorizing. This provision applies to all parts of the dwelling unit, including carpets, doors, walls, drapes, windows, screens, blinds, appliances as well as landscaping and other outside improvements. If items cannot be satisfactorily cleaned or repaired, you must pay for us to replace them completely. Payment for damages, repairs, cleaning, replacements, etc. are due immediately upon demand.
As owner of the animal, you are strictly liable for the entire amount of any injury that the animal causes to a person or anyone's property. You'll indemnify us for all costs of litigation and attorney's fees resulting from any such damage.
11. **MOVE-OUT:** When you move out, you will pay for defleaing, deodorizing and shampooing to protect future residents from possible health hazards, regardless of how long the animal was there. We-not you- will arrange for these services.
12. **MULTIPLE RESIDENTS:** Each resident who signed the Lease Contract must sign this Animal Addendum. You, your guest, and any occupants must follow all animal rules. Each resident is jointly and severally liable for damages and all other obligations set forth in this Animal Addendum, even if the resident does not own the animal.

You are legally bound by this document. Please read it carefully.

RESIDENT (All residents must sign)

DATE

Owner or Owner's Representative
