

Pet Addendum

This Pet Addendum is made on _____ and is incorporated as part of the Lease Agreement dated as of the _____ between _____ (Tenant) and **Lake Grove Apartments** (Landlord) hereinafter the Parties.

The parties hereby acknowledge that the Lease Agreement is amended to include the following provisions:

Landlord allows Tenant(s) to have 2 (# of Pets) pet(s) on the Premises consisting of Dogs, Cats, Fish, Lizards, Geckos, Chameleons, Frogs, Turtles, , Hamsters, and Guinea Pigs. (Types of Pets Allowed) that are not to weigh over 50 pounds at maturity. Immature animals of breeds which typically reach over 50lbs of weight at maturity are not allowed. Tenants' total volume of aquariums is not to exceed 25 gallons of total volume.

For the right to have pet(s) weighing **under 50lbs**, on the Premises the Landlord shall charge a non-refundable fee of \$500 (US Dollars) due at the return of this document and a monthly pet rent of \$50 (US Dollars).

Tenant(s) are required to register their aquariums and comply with the pet addendum, aquariums for the purpose of housing fish are exempt from the financial responsibility of pet fees and pet rent The Tenant(s) is responsible for all damage, including but not limited to walls, floors, carpets, or stains that any pet causes, regardless of ownership of said pet and agrees to restore the property to its original condition at their expense.

1. Tenant agrees to keep their pet(s) under control at all times.
2. Tenant agrees to register their pet(s), where applicable, and update the registration annually.
3. Tenant agrees to keep the pet on a leash or in a cage and in the direct control of the owner at all times while the pet is in common areas (hallways, stairways, etc.). Pets shall not be tied to any fixed object outside your dwelling unit, including stairs, stairwells, or any other part of the building Pets shall not be allowed to run free outside of your dwelling unit.
4. Tenant agrees not to leave the pet unattended for any unreasonable period.
5. Tenant agrees to dispose of their pet's droppings properly and quickly. [All cat litter will be placed in a plastic bag and securely tied before putting it in the garbage.]
6. Tennant agrees to feed and water pets inside the dwelling unit and pet food or water may not be left outside the dwelling unit at any time.
7. Tenant agrees that any dog or cat must be housebroken and neutered or spayed. In the event of a pet having offspring, Tenant agrees to inform the building manager immediately upon pet giving birth to offspring and remove their pet's offspring from the premises within six (6) weeks after birth.
8. Tenant agrees to keep their pet(s) from disturbing the rights, comforts or conveniences of the other residents, and will immediately remedy any complaints made through the Landlord or Landlord's Agent. Pursuant to item 30 of the Lease Agreement, Landlord reserves the right to enter the Premises in the event of animal abandonment.

Pet Addendum Cont'

9. Tenant agrees to pay immediately for any damages, loss or expense caused by their pet.
10. Tenant agrees and understands that this agreement and terms permit them to keep ONLY the pet(s) named and described in this document. No other pets will be kept for any period of time without the express written permission of the owner.
11. Tenant agrees to inoculate their pet(s) in accordance with state and local law and provide proof of vaccination (for cats – FVRCP; for dogs – rabies & DHOPP; or as modified by local law). Tenant will provide initial proof of vaccination prior to executing the Pet addendum to the Lease, and annually thereafter to the building manager.
12. Tenant agrees and understands that Landlord or Landlord's Agent reserves the right to revoke the permission to keep the pet should tenant break the conditions of this agreement.

SAMPLE

Pet Addendum Cont'

Emergency Care

In case of emergency, your animal will be taken care of by:

Name: _____ Phone: _____

Address: _____

Animal Care and Abuse

If you become incapable of caring for your animal, or if the authorized animal is cared for negatively or abused, we will terminate your authorization to keep the animal.

Additional Rules

We shall have the right to make reasonable changes and additions to this policy and rules set forth in this agreement, so long as the same are in writing and distributed to all residents who are permitted to have animals, with 30-day notice.

Violation of Agreement

Violating this agreement may subject you to termination of authorization to keep the animal or eviction.

Complaints about the Animal

You agree to immediately take appropriate action in the event that we receive complaints from the neighbors or other residents concerning your animal.

Prior Understanding

You acknowledge that no other oral or written agreement or understanding exist regarding this Addendum, except for written changes with 30-days' notice.

Landlord and Tenant(s) agree to the above conditions on this ____ day of _____, 20____ and hereby swear that the information provided is accurate and true:

Tenant's Signature _____

Date _____

Print Name _____

Tenant's Signature _____

Date _____

Print Name _____

Landlord's Signature _____

Date _____

Print Name _____

Pet Addendum Cont'

PET REGISTRATION

Tenant Name(s): _____

Address: _____ Unit #: _____

Only the following described animal(s) is authorized to be kept in your dwelling unit. No substitutions are allowed. You must be capable of caring for the animal(s) in accordance with the conditions of the property regarding pet care.

Name of Animal: _____

Name of Animal: _____

Type: _____

Type: _____

Breed: _____

Breed: _____

Color: _____

Color: _____

Age: _____ Weight: _____ lbs.

Age: _____ Weight: _____ lbs.

License#: _____

License#: _____

Issued by: _____

Issued by: _____

Date of last Rabies Shot (proof required):

Date of last Rabies Shot (proof required):

Documentation of Neutering/Spaying:

Documentation of Neutering/Spaying:

Is the Animal housebroken? YES / NO

Is the Animal housebroken? YES / NO

I, _____ agree that I am responsible for the conduct and hygiene of my animal(s). I further agree to keep my animal(s) in good health, agree to license my animal(s), provide my animal(s)'s medical shot records and to observe any hygiene requirements Landlord asks of my animal(s) and me. I agree to keep my animal(s) in my unit and when it becomes necessary, I agree to keep my animal(s) restrained when in the common areas of the property. I agree not to leave my animal(s) unattended for any unreasonable period and will designate someone to provide care to my animal(s) should my absence exceed 48 hours. Should my animal(s)'s conduct, hygiene, and/or my housekeeping standards become a problem, I understand that I may be subject to eviction.

Tenant Signature: _____

Date: _____

Tenant Signature: _____

Date: _____

Landlord Signature: _____

Date: _____

