



Dog Pet Addendum/Rules

Landlord and tenant agree to the following changes or additions to the Lease Agreement:

1. **Nuisance:** Tenant's pet will be well behaved and under tenant's control at all times and will not disturb or pose a threat or apparent threat to the safety of other tenants, their guests, or other people on or near the premises. If, in the opinion of the landlord tenant's pet poses such a threat landlord will serve the tenant with the appropriate notice to remove the pet or terminate the tenancy.
2. **Abandonment:** Tenant will not abandon their pet or leave it for an extended period without food or water.
3. **Laws:** Tenant will comply with all applicable government laws and regulations, including licensing and vaccination requirements.
4. **Sanitary Rules:** Pet must be housebroken and not allowed to urinate or defecate inside the building. The tenant will immediately remove and properly dispose of all pet waste. If a pet brings fleas into the apartment, the tenant must inform the landlord IMMEDIATELY to schedule pest control. The cost of eradicating fleas is \$50.00 per incident and is at the tenant's expense. Failure of the tenant to inform the landlord of the fleas in the unit is a lease violation, a health and safety violation, and could result in eviction.
5. **Pet Fees:** Tenant agrees to pay a **\$150.00 non-refundable one-time pet fee stated in Clause 14 titled "Pets" in their lease agreement, or as stated in this addendum and a monthly pet fee of \$35.00 in addition to monthly rent.**
6. **Additional Rules:** The landlord reserves the right to amend or add pet rules from time to time and will provide the tenant with 14 days written notice of any changes.
7. **Type of Pet: Maximum of ONE approved pet per apartment.**
 - a. **DOG**
 - i. One dog, nine months or older, per apartment. Some breed restrictions apply. No aggressive breed or mixed breed is allowed, such as Pit Bull, Chow, etc. (see manager for list). The dog must be 25 pounds or under when fully grown and housebroken. The pet must be spayed or neutered, and shots must be up to date. **Canine vaccine requirements: Canine Distemper, Parvo, and Rabies. Veterinary proof is required.**

- ii. Tenant will keep their dog on a leash whenever it is out of their apartment unit. Pets are NOT allowed to roam in any building or grounds common area and must never be unattended when out of the apartment unit. Tenant will keep their animal out of all gardens.
- iii. Noise violation – excessive barking that disturbs the quiet enjoyment of other tenants is considered a lease violation (see #13 of your lease).
- iv. Tenant will remove all feces from the property immediately. **Tenants will be charged a \$25.00 clean-up fee if their dog's feces are not removed immediately.** If the tenant continues to leave their dog's feces on the property, the landlord will give the tenant the appropriate notice to remove the pet or begin the terminate tenancy.

***Contact your property manager to verify your apartment complex accepts dogs.**