

APPROVED: ____ DENIED: ____ Date: _____ By: _____



PET APPLICATION & POLICY ADDENDUM

Date of Application: _____

Name of Resident: _____

Address Applied for: _____

1. Description of Pet

In the process of applying for the above listed apartment/townhome, we ask that you complete all of the following information. Our Lease which covers this Premise provides that no pets are permitted on or about the Premises without Owner's prior written consent. Residents are hereby permitted to have only the following described Pet, subject to the terms, conditions and approval of this Pet Application.

Pet #1

Type of Animal _____ Name of Pet: _____

Gender Male Female Spayed/Neutered: YES NO

Breed _____ Color: _____

Age _____ Weight _____

License # _____

Name of Pet Owner _____

Pet #2

Type of Animal _____ Name of Pet: _____

Gender Male Female Spayed/Neutered: YES NO

Breed _____ Color: _____

Age _____ Weight _____

License # _____

Name of Pet Owner _____

2. Additional Rent

An additional \$25 per month, will be added to the base monthly rent rate.

3. Additional One-time Pet fee Payment

A non-refundable pet fee of \$350.00 is required to paid PRIOR to move in

4. Pet Rules

All Tenants agree to abide by the following rules if their pet is approved.

- Nuisance. The Pet may not cause any damage to the Premises or to the building. The pet shall not cause any discomfort, annoyance, or nuisance to any other resident of the building
- Limit. Maximum of two pets per any unit/lease.
- Weight. Restrictions apply in correspondence to size of unit.
- Sanitary Problems. All dogs and cats must be housebroken. The Pet may not be fed or given water, or allowed to urinate or defecate, on any unprotected carpet inside the Premises. Tenant shall immediately remove and properly dispose of all pet waste on the grounds of the building. If Tenant fails to dispose of pet waste, Landlord may perform the disposal and charge the Tenant the reasonable cost thereof.
- Prohibited Areas. The Pet shall not be permitted in any laundry rooms or common areas of the building.
- Abandonment. Tenant may not abandon the Pet, leave it for any extended period without food or water, or fail to care for it if it is sick.
- Compliance with Laws. Tenant agrees to comply with all applicable governmental laws and regulations.

5. Dogs

Dogs must be kept on a leash and attended at all times when outside the Premises or when on patios or balconies. Dogs may not be staked or chained outside the Premises. The spaying or neutering must take place as soon as possible. No intimidating breeds of dogs are permitted. Tenant must provide Landlord with a current photograph of the dog prior to this Application being accepted.

Date Photograph of Dog Submitted: _____

Breed Restrictions: The following lists the dog breeds (including any mix) that are restricted. In addition, a restriction to dogs with an aggressive temperament.

- | | | |
|--------------------------|----------------------|--------------------|
| • Pit Bulls | • Chows | • Siberian Huskies |
| • German Shepherds | • Alaskan Malamutes | • Rottweilers |
| • Akitas | • Doberman Pinschers | • Presa Canarios |
| • Staffordshire Terriers | • Great Danes | • Wolf hybrids |

6. Cats

Tenant must provide and maintain an appropriate litter box and clean it on a daily basis. Cats must be leashed or caged when outside the Premises.

7. Fish

Fish tanks may not exceed 10 gallons and must be placed in a safe location in the Premises.

8. Other Types of Pets

No other animal types may be kept on the Premises.

9. Care

The pet must have all required vaccinations. **All cats and dogs must be spayed or neutered.** Tenant shall furnish to Select Leasing & Management a letter from a veterinarian or other proof satisfactory prior to approval of this application for the pet.

Date Proof of Care Submitted: _____

10. Additional Rules

- Landlord may, from time to time, upon written notice to Tenant, make reasonable changes or additions to the rules set forth in the Lease.

11. Landlord's Remedies for Violation

a. Removal of Pet by Tenant.

- If, in Landlord's sole judgment, any rule or provision of the future Pet Rider is violated by Tenant, then upon written notice from Landlord, Tenant shall immediately and permanently remove the Pet from the premises.

b. Removal of Pet by Landlord.

- If, in the Landlord's sole judgment, Tenant has abandoned the Pet, left it for any extended period without food or water, failed to care for it if it is sick, or left it unattended in violation of the rules, then Landlord may, upon one day's prior written notice left in a conspicuous place, and in accordance with the terms of the future Lease dealing with entry of the Premises, enter the Premises to remove the Pet and turn the Pet over to a humane society or local authority. Landlord shall not be liable for loss, harm, sickness, or death of the Pet unless due to Landlord's negligence. Landlord has no lien on the Pet for any purposes but Tenant shall pay for reasonable care and kenneling charges if the Pet is removed in accordance with this paragraph.

c. Cleaning and Repairs.

- Tenant shall be jointly and severally liable for the entire amount of all damages caused by the Pet. If any items cannot be satisfactorily cleaned or repaired. Tenant must pay for complete replace of such item(s) beyond the current security deposit paid for the unit.

d. Injuries and Damage.

- Tenant shall be strictly liable for the entire amount of any injury to any person or damage to any property caused by the Pet. Tenant shall maintain appropriate insurance to protect against any claims or liability arising out of personal injury or property damage caused by the Pet.

e. Deodorizing upon move-out.

- After Tenant vacates the Premises, if Landlord determines it is necessary in its sole discretion, Landlord may de-flea, deodorize and/or shampoo the carpet, in the Premises to protect future residents from possible health hazards or to remove excess pet odors if present in Landlord's discretion, and Tenant shall pay Landlord \$50.00 for such services.

Signature of Applicant:

_____ Date: _____

Signature of Applicant:

_____ Date: _____