

# Pet Policy



Landlord: \_\_\_\_\_

Tenant(s): \_\_\_\_\_

Property: \_\_\_\_\_

Unit No. ("Unit"): \_\_\_\_\_

Res. Lease Agreement Date: \_\_\_\_\_, 20\_\_\_\_

*This addendum is incorporated into the Residential Lease Agreement (the "**Lease**") identified below and is in addition to all the terms and conditions contained in this Agreement. If any terms of this Addendum conflict with the Lease, the terms of this Addendum shall be controlling.*

## 1. CONDITIONAL AUTHORIZATION FOR ANIMAL.

You may keep the animal that is described below in the dwelling until the Lease Contract expires. Management may terminate this authorization sooner if your right of occupancy is lawfully terminated or if in our judgement you and your animal, your guests, or any occupants violate any of the rules in this Addendum.

## 2. ADDITIONAL FEE.

You must pay a one-time non-refundable fee of **\$ 250.00 per Dog, \$150.00 per Cat or other animal** for having the animal in the dwelling unit (per pet). It is our policy to not charge a deposit for service animals (documentation must be provided).

## 3. LIABILITY NOT LIMITED.

The additional fee under this Animal Addendum does not limit the 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) – farm animal, livestock, wild or exotic animals, mammal, reptile, amphibian, rodent, arachnid, or insect – into the dwelling or apartment community. This provision also prohibits any of the previous to "visit" the property, at any time.

Pet: \_\_\_\_\_ Age: \_\_\_\_\_ Weight: \_\_\_\_\_

Pet: \_\_\_\_\_ Age: \_\_\_\_\_ Weight: \_\_\_\_\_

**5. TWO PET MAXIMUM PER APARTMENT.** Unless approved by lessor.

**6. WEIGHT RESTRICTION.**

Individual pet may not exceed 60 lbs. and the combined weight of (2) pets may not exceed 100 lbs.,  
.Unless approved by lessor.

**7. LICENSE & MEDICAL VACCINATIONS.**

All pets must be licensed, and all vaccinations up-to-date at all times. If either of these conditions are not met, Management reserves the right to have the animal removed from the property immediately.

**8. BREED RESTRICTIONS.**

No vicious breed of dog or any animal which shows vicious tendencies may be allowed as a pet at the property. Tenant(s) represents the pet(s) are not any of the following dog breed, or any other kind of animal as prohibited. The breeds specifically prohibited include:

- Pit Bull
- American Bull Dog
- Terriers (Staffordshire)
- Any hybrid or mixed breed of one of the aforementioned breeds

**9. 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: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

**10. 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 tenants, regardless of whether the animal is inside or outside of the dwelling.
- Dogs, Cats, and Support Animals must be housebroken. All other animals must be caged at all times.
- Animals may not be tied to any fixed object anywhere outside the dwelling units.
- Animals are not permitted in any amenity (Courtyard, Pool, Offices, Clubroom, Fitness Center, Business Center, etc). Animals are permitted in the amenities provided specifically for animals.
- 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. Animal food must be kept in a sealed airtight container to prevent any intrusions from pests or insects.
- You must keep the animal on a leash and under your supervision when outside the dwelling or any private fenced area. We or our representative may pick up unleashed animals and/or report them to the proper authorities. We may impose reasonable charges for picking up and/or keeping unleashed animals. Hallways, elevators, and any interior area will be strictly enforced.
- Tenant(s) shall immediately remove their pet(s) animal waste from the grounds of the property and dispose of it in a sanitary way so as it does not affect the health and safety of the other tenants.
- No animal is permitted on the property or in the dwelling unit who is not registered, whether or not that animal is owned by or "visiting" the tenant(s).

#### **11. ADDITIONAL RULES.**

We have the right to make reasonable changes to the animal rules from time to time if we distribute a written copy of any changes to every tenant who is allowed to have animals.

#### **12. VIOLATION OF RULES.**

If you, your guest, or any occupant violates any rule or provision of the Animal Addendum (based upon our judgement) and we give you written notice, you must remove the animal immediately and permanently from the property. We also have all other rights and remedies set forth in the Lease Contract, including damages, eviction, and attorney's fees.

- **Failure to comply will result in a charge as Additional Rent of \$100.00 per item cleaned up by Landlord and revocation of this Animal Addendum.**

#### **13. COMPLAINTS ABOUT ANIMAL.**

You must immediately and permanently remove the animal from the property if we receive a reasonable complaint from a neighbor or other resident or if we, in our sole discretion, determine that the animal has disturbed neighbors or other tenants.

#### **14. 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 judgement, you have:

- Abandoned the animal
- Left the animal in the dwelling unit for an extended period of time without food or water
- 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.

#### **15. SERVICE ANIMALS.**

For any animal to be considered a Service Animal, official documentation will be required by a licensed medical professional prior to move-in.

#### **16. LIABILITY FOR DAMAGES, INJURIES, CLEANING, ETC.**

You and all co-tenants 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 but not limited to: carpets, doors, walls, window treatments, windows, screens, furniture, 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 damage or injury that the animal causes to a person or anyone's property. You hereby agree to indemnify and hold us harmless from any and all claims, damages, costs, including reasonable attorney fees, and lawsuits that arise from you owning any animal or maintaining an animal in the property.**

#### **17. MOVE-OUT.**

When you move out, you'll pay for defleaing, deodorizing, and shampooing to protect future tenants from possible health hazards, regardless of how long the animal was there. We, not you, will arrange for these services.

#### **18. MULTIPLE RESIDENTS.**

Each tenant who signed the Lease Contract must sign this Animal Addendum. You, your guests, and any occupants must follow all animal rules. Each tenant is jointly and severally liable for damages and all other obligations set forth in this Animal Addendum, even if the tenant does not own the animal.

**19. NON-REGISTERED PET.**

The fee for a non-registered pet discovered at the dwelling is \$500 per pet. All pets must have prior approval from the Management office. This fee is in addition to the standard pet fees.

**20. SPECIAL PROVISIONS.**

None.

**21. GENERAL.**

You acknowledge that no other oral or written agreement exists regarding animals. Except for special provisions noted in provision 21 above, our representative has no authority to modify this Animal Addendum or the animal rules except in writing, as described under provision 13. This Animal Addendum and the animal rules are considered part of the Lease Contract described above. It has been executed in multiple originals, one for you and one more for us.

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

TENANT(S):

LANDLORD:

\_\_\_\_\_  
Sign Name

FrontDoor LLC

By:

\_\_\_\_\_  
Print Name

By: \_\_\_\_\_

\_\_\_\_\_  
Sign Name

Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name

Title: \_\_\_\_\_