

1. ANIMAL POLICY & AGREEMENT- Sublease

1.1 NON-STANDARD RENTAL PROVISIONS - ANIMAL POLICY & AGREEMENT

Where appropriate, singular terms used in this document include the plural, and pronouns of one gender include all genders. By initials on the following lines, lease signees understand and agree to the following non-standard rental provisions:

In consideration of their mutual promises, Management (MGMT) and Sublessor(s) agree as follows:

The Lease covering the premises provides that no animals are permitted on or about the premises without MGMT's prior written consent. Sublessor is hereby permitted to have only the Type of Pet named Name of Pet, described in the animal profile shared by Name of person that has the pet at <https://campusview.petscreening.com>, **subject to the terms and conditions of this Animal Agreement.**

At the time of executing this agreement, sublessor(s) of <<Unit Address>> shall pay \$100 per animal to MGMT, as a non-refundable pet application fee to cover MGMT's processing cost and tracking of Sublessor's animal application, veterinary/shot records, insurance certificate, pet licensing from local municipality, etc. Sublessor(s) shall reimburse MGMT for any damages to the unit resulting from the animal immediately. If damages are not discovered until after move-out, charges shall be withheld from Resident's deposit. All Residents listed on the lease agreement shall be jointly and severally liable for any animal-related damages, regardless of which Resident/Sublessor is named as animal owner.

Management reserves the right to charge an additional monthly pet rent, in addition to normal rent, with any approved animal.

Animal Policies and Rules. Sublessor agrees to abide by the following rules:

1. **Number of Animals Allowed:** The maximum number of animals allowed in a rental unit is two. This does not require MGMT to allow two animals; in many instances only one animal will be allowed. **B. Weight Limit:** Dogs that weigh above 35 lbs are required to pay a higher additional monthly pet rent. Proof of animal weight shall be established by veterinarian records. Management reserves the right to restrict different breeds of dogs at its sole discretion. **Restricted breeds** include but are not limited to the following (this list includes not only pure bred dogs but also mixed breed dogs):
 - Akitas
 - Alaskan Malamutes
 - Bull Mastiff
 - Cane Corso
 - Chows
 - Doberman Pinschers
 - German Shepherds
 - Great Danes
 - Mastiffs
 - Pit bulls
 - Presa Canarios
 - Rottweilers
 - Terriers (certain breeds)
 - Wolf Hybrids
2. **Veterinarian Records:** Sublessor shall provide copies of all veterinarian records for the animal. These records shall be provided to MGMT before this agreement is signed. The records must include proof of vaccinations, proof of spay/neuter, and the weight of the animal. Sublessor must provide copies of any new veterinarian records after this agreement is signed to ensure that all information on the animal remains current throughout residency.
3. **Insurance:** Sublessor must supply MGMT with proof of insurance with a minimum of \$500,000 which covers Sublessor for any liability resulting from the actions of the animal(s). The insurance policy effective dates must cover the entire term of the lease agreement. The policy must be paid in full. Sublessor shall not allow or cause the insurance policy to lapse while the lease is in effect. The policy must

not contain language that denies coverage for animal actions (i.e. bites).

4. **Danger of Physical Harm/Nuisance:** Sublessor warrants that the animal has no history of causing physical harm, injury to persons, animals, or property. The animal may not cause any damage to the premises, nor may the animal cause any discomfort, annoyance, or nuisance to any other resident on the premises or any neighboring properties (i.e. barking, growling, chasing, running free, etc.). A third nuisance violation will always result in removal of the animal; in some instances a first or second nuisance violation may result in removal of the animal.
5. **Sanitary Problems:** Sublessor warrants that the animal(s) is/are housebroken. The animal(s) may not be fed or given water on any unprotected carpets inside the dwelling unit. Animal(s) may not be allowed to urinate or defecate anywhere inside the unit other than in a receptacle designed for that purpose. Residents shall immediately remove and properly dispose of all animal waste on the ground. Sublessor shall allow the animal to defecate/urinate ONLY in designated areas. Sublessor shall NOT allow animals to deposit waste on neighboring properties or near other Residents' units.
6. **Compliance with Laws:** Most municipalities require animals to be licensed and have proof of vaccinations. Sublessor agrees to comply with all applicable governmental laws and regulations.
7. **Control of Animal:** Sublessor shall maintain control of animal(s) at all times. If animal(s) is allowed outside, animal(s) must be supervised and leashed or confined in a fenced-in area at all times. Animal(s) shall not be tied up outside. **Animal(s) must be kenneled at all times when left unsupervised.** Sublessor shall not allow animal(s) into any common areas without direct supervision (i.e. leashed).
8. **Abandonment:** Sublessor may not abandon the animal, leave it for any extended period without food or water, or fail to care for it if it is sick.
9. **Flea and Tick Control:** Sublessor shall use "Frontline" or comparable insect control product monthly on animal(s). Resident shall be liable for the cost of flea infestation treatment.
10. **Animal Hair:** Sublessor agrees to regularly (weekly) clean up animal hair from common areas if requested by MGMT.
11. **Cats:** Sublessor agrees to change litter boxes at least once a week and keep the area around the litter box clean. Resident shall double bag cat litter when transferring used litter to the trash receptacle. There must be a litter box for each cat plus one additional box.
12. **Lawns:** Sublessor shall immediately repair any damage to lawn from urine/feces/digging/etc resulting from the animal. All lawn areas must be restored to pre-occupancy condition at the time of move-out. Costs of any lawn repair necessary shall be withheld from unit's security deposit on a labor/materials basis.

MGMT's Remedies for Violations:

1. **Removal of Animal by Sublessor:** If, in MGMT's sole judgment, any rule or provision of this Animal Agreement is violated by Sublessor(s), Resident(s) or their guests, Sublessor shall immediately and permanently remove the animal(s) from the premises upon written notice from MGMT.
2. **Removal of Animal by MGMT:** If, in MGMT's sole judgment, Sublessor(s) have abandoned the animal(s), 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 herein, then MGMT may, upon one day's prior written notice left in a conspicuous place, and in accordance with terms of the lease dealing with entry of the premises, enter the dwelling unit to remove the animal(s) and turn the animal(s) over to a humane society or local authority. MGMT shall not be liable for loss, harm, sickness, or death of the animal(s) unless due to MGMT's negligence. MGMT has no lien on the animal(s) for any purposes, but Residents and Sublessor shall pay for reasonable care and kenneling charges if the animal(s) is removed in accordance with this paragraph.
3. **Cleaning and Repairs:** Residents shall be jointly and severally liable for the entire amount of all damages caused by the animal(s); and any cleaning necessary including, but not limited to, removal of animal hair and odor. If any item cannot be satisfactorily cleaned or repaired, Residents must pay for complete replacement of such item. **If urine or other animal odor is detectable, flooring may be replaced at a cost to the Resident, Resident may also be liable for any additional costs associated with urine or animal odor removal.** If animal-related damages exceed the amount of the additional deposit, MGMT may use the normal security deposit, in addition to the additional deposit, to cover such costs. Resident shall be liable for animal-related costs which exceed the amount of the deposit.
4. **Fines:** Sublessor agrees to the attached Animal Fee Schedule. Any violations of this agreement may result in associated fees and/or fines according to the MGMT Animal Fee Schedule. Resident agrees that these fee/fines may be withheld from the deposit (pet and/or normal deposit) if not paid upon request. The associated fees/fines are subject to late fees if not paid upon request. Any fees/fine associated with animal(s) are due within 10 days. Unpaid fees/fines are grounds for removal of the animal(s).
5. **Other Remedies:** This Animal Agreement is an Addendum to the Lease Agreement between MGMT and Residents. If any rule or provision of this Animal Agreement is violated, MGMT shall, in addition to the foregoing, have all rights and remedies set forth in the Lease Agreement for violations thereof.
6. **Description of Animal(s):** Through the third party software at <https://campusview.petscreening.com>, sublessor will provide all descriptive information into a pet/animal profile. Sublessor will not be allowed to move in a pet/animal without MGMT's written approval. **No other animal (including any offspring or "just visiting" animals) shall be permitted in or on the premises at any time.**

Fees for Violations (per occurrence unless otherwise noted):

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| 1. Lapse of renter's insurance (per day) | \$25 |
| 2. Non-kenneled animal | \$25 |
| 3. Non-leashed animal | \$25 |
| 4. Unauthorized animal | \$400 |
| 5. Nuisance 1st offense | \$25 |

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| 6. Nuisance 2nd offense | \$100 |
| 7. Failure to clean up waste (per item) | \$20 |
| 8. Failure to provide records (per day) | \$25 |
| 9. Fumigation/treatment for fleas (minimum) | \$800 |

***Resident/Sublessor shall be notified of fees for violations via email, phone, or USPS. Failure to pay violation fees may cause rent to be late as payments are applied to oldest charges first. Late rent would then be subject to late fees under the terms of the lease agreement.**

By signing below, Resident(s)/Sublessor agrees to the above policies, rules, and fees for violations. Residents remain jointly and severally liable for all costs relating to the animal. Resident agrees that the above fees may be withheld from the Resident's deposit.

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1.2 ADDITIONAL PET RENT

Management reserves the right to charge an additional monthly pet rent, in addition to normal rent, with any approved animal. Sublessor understands and agrees that the additional monthly pet rent of \$Additional Rent for Pet, for Name of Pet.

X _____

Date Signed