

Pet Addendum

Supplement to lease dated _____ by and between Surchase Harrisonburg, LLC hereinafter called Landlord, and _____ hereinafter called Resident, for the Leased Premises known as _____.

1. Resident agrees to pay Landlord a one-time, non-refundable fee of \$250.00 PER PET due at the signing of this lease addendum for the privilege of keeping domestic pets on the premises. This fee does not cover the cost to repair any damages caused by the pet, this fee will not be refunded to the resident at any time.
2. Resident agrees to pay Landlord \$25.00 per month per pet. This fee does not cover the cost to repair any damages caused by the pet, this fee will not be refunded to the resident at any time. No charge for fish, birds or small caged animals. Excluding Rabbits.
3. No more than 2 pets are allowed in any apartment. Only dogs, cats, fish and birds allowed. Other caged animals may possibly be approved, depending on roommate and Management approval. Caged animals must remain in a secured cage off of the floor at all times. Venomous reptiles are not allowed.
4. No aggressive-breed dogs or puppies are allowed at Surchase (such as, Pit-bull/Pit Bull Terriers, Staffordshire Terriers, Rottweilers, Doberman Pinschers, Chow Chows, Wolf – hybrids, Alaskan Malamute, Presna Canarios, Cane Corsos.). This includes mixed breeds with one or more of the aforementioned breeds.
5. The only breed of Bulldog currently allowed by Management is the French Bulldog. Management reserves the right to turn away animals based on breed/behavior.
6. Resident, Guests and Invitees understand and assume all risk of any personal injury and/or damage to property that may occur while Resident, Guest or Invitee is walking a pet on the lawns, in the dog parks, and anywhere else on the grounds of the community that is off of the sidewalks and designated walkways located within the community. Resident, Guest or Invitee shall be solely responsible for his or her own personal safety and shall undertake all reasonable measures to pay close attention while walking a pet so as to avoid any tripping hazards such as holes, depressions and/or uneven surfaces that are clear, open and obvious.
7. Management reserves the right to ask for documentation from a licensed vet to verify the breed before approval shall be granted.
8. Aquarium tanks are allowed but cannot exceed a total volume of 20 gallons. If a larger tank is approved by Management, renter's insurance will be required.
9. Resident agrees to hold harmless Landlord from any loss arising from injury or damage to person or property incurred as a result of such domestic pets being kept on the premises. (Resident agrees to take full and complete responsibility for his/her pet.)
10. Resident agrees to promptly comply with the policies and procedures herein set forth and such amendments thereto as Landlord may deem necessary or appropriate.
11. In the event the Resident violates any of the policies and procedures, Resident must remove the pet within 21 days of the written notice from Landlord or the lease will be terminated nine days after the 21 days' time period ends.
12. Resident agrees to take full and complete responsibility for the behavior and actions of their pet and any damage caused.
13. Resident is responsible for paying for any flea treatments during the lease term or at move out.
14. Resident (Owner) shall comply with all state and local regulations as to licensing, inoculation, etc.
15. Dogs shall not be permitted outside the premises except when attended by the Resident on a leash.
16. Noise or barking shall not be permitted and such noise or barking shall constitute a justifiable complaint as stated in the original Lease Agreement.
17. Roommates must sign an agreement form stating their approval of the pet before Management will approve the pet. If roommates have objected, the pet must be removed from the premises within 72 hours.
18. Cleanup of dog feces is the Resident (Owner) responsibility. Failure to clean up after one's pet may result in a charge of \$50.00 per incident and billed to the Resident (Owner) account.
19. Pets are required to wear identification tags including address and Owner.
20. Illegal pets (not registered through office) will result in a \$500.00 fine to the resident and the resident must then pay the fees as stated, sign the Pet Addendum or remove the pet from the premises. Visiting pets are not allowed and the resident will be charged the illegal pet fine, regardless of the length of time the pet was in the apartment.
21. Resident agrees that the animal described below is/are the only animal(s) that will be kept on the premises:
22. A Pet Screening profile for this pet must be created and maintained for this pet, to include annual renewal, through the duration of the pet's presence on property.
23. Pets may not be left on balconies or patios or left unattended for any reason.

Pet's Name: _____ Breed: _____ Weight: _____ Age: _____

Pet's Name: _____ Breed: _____ Weight: _____ Age: _____

Resident

Date

Authorized Agent

Date

