

Management Services Corporation of Charlottesville

Pet Addendum

Supplement to Lease Agreement dated _____ by and between _____ hereinafter called Landlord, and _____ hereinafter called Resident, for the leased premises known as _____ (Address).

Required Fees

\$350.00 Non-refundable fee for 1 pet

\$500.00 Non-refundable fee for 2 pets

\$650.00 Non-refundable fee for 3 pets

\$35 Monthly fee per pet

1. These fees do not cover any damage caused by pet(s), and are for the privilege of having pet(s) at the community. This fee will not be refunded to the Resident at any time.
2. Resident agrees to indemnify, hold harmless, and defend Landlord against all liability, judgments, expenses (including attorney's fees), or claims by third parties for any injury to any person or damage to property of any kind caused by Resident's pet(s).
3. Resident understands that any damage to the exterior or interior of the premises, grounds, flooring, walls trim, finish tiles, carpeting, or any stains, etc. caused by pet will be the full responsibility of the Resident. Resident agrees to pay all costs involved in the restoration of the premises to its original condition. In the event that any such stain or damage cannot be removed or repaired, Resident hereby agrees to pay for the full cost of such replacement as determined by Landlord. including labor costs. Resident is responsible for any extermination that may be required.
4. Resident agrees to comply with all rules and regulations set forth by the community in regards to keeping pets. Visiting pets are not allowed.
5. In the event that the Resident should fail to comply with any of the rules and regulations listed below, upon receipt of written notice, all pets must be removed from premises within the time period set forth in the written notice.
6. Resident understands that Landlord reserves the right to reschedule completion of service requests if pet(s) are not confined or the Resident is not present to restrain pet(s) during maintenance service.

RULES AND REGULATIONS

1. Resident must comply with all State and Local regulations as to licensing, inoculations, etc. of pets. All pets are required to wear identification tags.
2. Pets are not permitted outside except on a leash and attended by the Resident. Pets are not permitted to run loose at any time.
3. Pets must be walked away from all buildings, walks, recreational areas or other frequented paths. **Resident must properly dispose of animal waste. Failure to do so will result in a fine of \$50 per incident and/or the loss of the privilege of keeping a pet on the premises.**

Revised 08/20/2026 – THIS VERSION REPLACES ALL PRIOR VERSIONS.

APPLICABLE ENTITIES: 0161



4. 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.
5. Noise or barking is not acceptable, and will constitute a justifiable complaint and breach of lease.
6. Resident agrees that the pet(s) described below is/are the only pet(s) kept at apartments.

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

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

ANIMALS ARE REQUIRED TO WEAR ID TAGS

7. Landlord will only allow ONE the following breed or types of animals per apartment: Reptiles, Rodents (including ferrets), Rottweilers, Doberman Pincers, Pit-Bulls, Pit Bull Terriers, Staffordshire Terriers, Chow Chows, Wolf or any hybrids, Alaskan Malamutes, Presna Canarios or Cane Corsos, unless animal is a verifiable certified service or support animal.

This includes mixed breed dogs with one of more of the aforementioned breeds. (Effective 11/2/2022)

8. Pets may not be left on balconies or patios or left unattended for any reason. Chaining pets on patios or grassy areas is not permitted.
9. Landlord has sole discretion to accept or deny any pet(s) with or without cause.
10. Resident certifies that the animal(s) has shown no signs of aggressive behavior.

WITNESS THE FOLLOWING SIGNATURES:

Resident _____ Date _____

Resident _____ Date _____

Resident _____ Date _____

Resident _____ Date _____

Authorized Agent _____ Date _____

Si usted no entiende Inglés, entonces usted debe encontrar alguien traducir este documento para usted.
Muchas Gracias

