

PET ADDENDUM - PET POLICY

A residential unit is not an ideal environment for pets. Consequently, pets are allowed only if approved and if they do not damage the property or disturb other residents. Landlord grants permission for Resident to keep the pet(s) in the unit of the attached lease ONLY. The pet(s) described below and ONLY upon the terms and conditions set forth below:

_____ **Initial.** Resident must provide a photograph of the pet(s) prior to move-in.

_____ **Initial.** Pure bred and/or any mixed form of the listed breeds is restricted and not allowed. NO PET is allowed of the following breeds or a mixture of any of the following breeds; including but not limited to: Akita, Alaskan Malamute, American Bull Dog, American Pit Bull Terrier, American Terrier, Bull Terrier, Chow Chow, Dalmatian, Doberman Pinscher, German Shepherd, Great Dane, Husky, Mastiff, Pit Bull, Presa Canario, Rottweiler, St. Bernard, Staffordshire Terrier, Wolf Dog Hybrids.

_____ **Initial.** If, in Landlord's sole judgment, any rule or provision of this Pet Addendum is violated by Resident or their guests, Resident shall immediately and permanently remove the Pet from the premises upon written notice from Landlord.

Description of Pet: The Lease covering the premises provides that no pets are permitted on or about the Premises without the Landlord's prior written consent. Residents are hereby permitted to have ONLY the following described Pet, subject to the terms and conditions of this Pet Addendum:

Pet Descriptions			
Sex:	Type:	Color:	Breed:
Pet Name:		Age:	Weight:
Sex:	Type:	Color:	Breed:
Pet Name:		Age:	Weight:

Number of pets per apartment is limited to **2 (two)**.

Dogs must be under **35 pounds full grown**.

Resident must comply with all state and local laws, including those related to pet vaccination and licensing.

Resident must promptly treat both the residential unit and pet to eradicate any fleas or other pests that are found. Keeping pets on a prevention program for fleas is highly recommended.

No other animal (including any offspring) shall be permitted by Residents in the Premises at any time.

1. If Pet is a bird, it shall not be permitted outside of its cage. In the event the described pet is a fish, or group of fish, **then you must obtain our permission to keep an aquarium over five gallons in size**; in no event shall the container or aquarium exceed **30 gallons**, and shall be kept in a safe and secure location.
2. Pet may not create danger, damage, noise, or health hazards, or soil the residential unit, premises, grounds, common areas, walk, parking areas, landscaping or gardens. Any damage caused by a pet will be Resident's responsibility and Residents will be charged accordingly. This includes, but is not limited to window coverings/carpet cleaning or replacement, damage to walls, woodwork, flooring, screens and common area landscape. Resident will hold landlord (and employees) harmless and free from liability, loss and expense for loss or damage to property and injury or death to person, caused wholly or partially by the pet. Resident agrees to pay all fumigation fees, carpet cleaning charges and/or any charges arising from damage to the Premises or Property caused by the pet immediately upon demand.
3. _____ **Initial.** Resident shall be strictly liable for the entire amount of any injury to and person or property caused by the Pet, and shall indemnify Landlord for all costs of litigation and attorney's fees resulting from same.

4. Resident represents to Landlord that the pet is house broken, and the pet has NO vicious tendencies or history of threatening or causing physical harm to person or property by biting, scratching, chewing or otherwise.
5. Resident must be in control of the pet at all times. Pet must be kept on a short leash at all times and must abide by the California Laws. If not on a leash then pet must be in a container when entering or exiting the Premises, the parking structure, common areas and community grounds. Loose pets may be removed from the premises by local authorities. Pet may not be left on patio or balcony while Resident is away from the Premises. Cats are indoor only, therefore, Resident cannot put up any wire or screens, etc. that may deface the Premises and /or the Property.
6. Resident must carry a scooping device or a plastic baggy to clean up after the pet and must dispose of the waste in an appropriate waste receptacle. Patios must be kept clean of pet waste. During hot weather, odors can be extremely offensive to neighbors. Pets may not be exercised within the Property.
7. _____ **Initial.** Any "mess" created by Pet shall be cleaned up immediately by Resident. If Resident does not clean up after pet, the Resident will be given a 3-day notice to **permanently remove the pet from the premises.**
8. Resident may not leave pet food outside (whether on a patio or balcony) for prolonged periods, as it may attract rodents and ants.
9. Pets are not allowed in the pool area, club house, business office, laundry rooms, resident's business centers or fitness centers. Pets may not be bathed or groomed in the common area sinks, pools, pool showers, spas or pool areas.
10. General dog rules
 - a. Barking dogs will not be tolerated
 - b. All dogs must be licensed and vaccinated as required by local government
 - c. Number of pets per apartment is limited to **2 (two).**
 - d. Dogs must be under **35 pounds full grown** (unless written approval by Landlord).
 - e. All dog breeds, or breed mixes, must be approved by Landlord.
11. Assistance animals for persons with disabilities are not considered pets and eye or Assistance dogs will be accepted with proof of need, as required by law.

For each Pet (excluding birds or fish) permitted on the premises, Resident shall pay an additional **\$50.00 per month, per pet, in rent** for the term of the Resident's pet ownership, payable in advance. Landlord gives Resident authorization to have the pet on the property beginning on the **LEASE START DATE** for the pet, or termination of the pet's residence at the Premises. If a pet dies, or Resident no longer owns the pet, Resident must advise Landlord promptly; otherwise, Landlord will assume that Resident still owns the pet and that it is being kept at the Premises and Resident will continue to owe pet rent. **The additional** rent must be paid in the same manner as rent as specified in the Lease Agreement. **The additional** rent will be prorated for partial months.

Resident must adhere to the above to have an approved pet on premises. The following must be collected from Resident before the Pet is allowed and permission to have a pet is given.

- Provides a photograph of the pet
- Completed the above description of the pet
- **Pays first month's additional rent of \$50.00** per pet

ACKNOWLEDGEMENT:

Name _____ Signature _____ Date _____

Name _____ Signature _____ Date _____

Name _____ Signature _____ Date _____