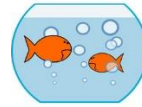


Pet Policy & Fees

Maximum Pets in Unit: (2) Two

Dogs under 35 pounds permitted (some restrictions apply).

*Cats, Birds, and Fish permitted in all our apartment buildings.



Pet Addendums need to be completed and approved **before** you bring a new or additional animal into your apartment.

Tenant(s) must provide copies to Landlord of the following current valid items: License (Dogs), Vet's Vaccinations & Spay/Neutering (Cats & Dogs).

Our **Annual Non-Refundable Pet Fee is \$300.00** per Pet, per year – Dogs, Cats, Birds or Fish.

*All Pet(s) are subject to management approval.

*Dogs permitted only at certain properties.

*Aquariums are not to exceed 20 gallons.

See complete Pet Policy below.

PET POLICY:

- **NO ANIMALS** allowed on the property and in the Premises (this includes any guest's pets) without Landlord's prior written consent.
 - **MAXIMUM (2) TWO Pets** allowed in Unit.
 - **ANNUAL NON-REFUNDABLE PET FEE: \$300.00** per Dog/Cat/Bird/Fish per year.
 - **Pet Registration(s) must be completed, Fee(s) paid, and copies provided to the Landlord of proof of License (Dogs), Vaccinations & Spay/Neutering (Cats & Dogs) at new Leases, Renewals, or before bringing a new/additional animal into your apartment.**
 - **Dogs under 35 pounds are permitted only in buildings where allowed (some restrictions apply).**
 - **Cats, Birds, and Fish are permitted in all of our apartment buildings; Aquariums are not to exceed 20 gallons.**
 - **We will authorize Service Animals - May require a written statement from a qualified professional verifying need.**
1. LANDLORD hereby grants Tenant a limited license to keep up to (2) two household pet(s) in the Leased Premises during the term of the Lease, but only for so long as Tenant strictly complies with the terms and conditions of this Amendment and the Pet does not exceed thirty (35) pounds.
 2. In consideration of Landlord entering into this Amendment and granting Tenant the license to keep the Pet at the Leased Premises, Tenant shall pay Landlord on the date hereof and with every renewal after original lease agreement an ANNUAL NON-REFUNDABLE PET FEE of \$300.00 per Dog/Cat/Bird/Fish per year. The Pet Fee is not a security deposit; it will not be applied to any liability incurred by Tenant under this Amendment; and it is not a limit of Tenant's liability for property damages, de-fleaing, cleaning, deodorization, replacements, and/or personal injuries. Tenant shall be liable for any damage caused or contributed to the Pet to floors, doors, walls, windows, screens, appliances, landscaping, and any other part of the Leased Premises, the building in which the Leased Premises is located ('Building'), or the property on which the Building is located ('Landlord's Property'). Tenant shall be strictly liable for entire amount of any liability resulting from injury to the person or property of others caused by the Pet.
 3. Tenant agrees to strictly comply with the following rules and regulations:
 - a) MAXIMUM TOTAL of (2) TWO registered pets per unit.
 - b) Tenant shall comply with all applicable governmental laws and regulations applicable to the Pet, including, but not limited to, licensing and inoculations. Dogs are not to exceed 35 pounds. All dogs and cats over 8 months of age must be spayed or neutered.
 - c) The Pet must be registered annually with Landlord. Registration must include proof of current license, up-to-date inoculations, identification tag, and verification that the Pet has been spayed/neutered.
 - d) While outside of the Leased Premises but still on the Landlord's Property, the Pet must be kept on a leash and be accompanied by a person who can control it at all times. Tenant shall not allow the Pet to run free.
 - e) Tenant shall pick up all waste (feces) left by the Pet on Landlord's Property and dispose of it in a proper receptacle.
 - f) Tenant shall not allow the Pet to disturb or annoy other residents, guests or neighbors.
 - g) In the event Landlord needs to enter the Leased Premises, Landlord shall notify Tenant and Tenant shall have the Pet properly restrained. This includes, but is not limited to, the following situations: inspections by Landlord; maintenance and/or repairs; and the exhibition of the Leased Premises to potential new tenants.
 4. Tenant represents and warrants to Landlord that the Pet has no prior history of biting or attacking people or other pets.
 5. If the Pet is left unattended for 24 hours or more, or its health is jeopardized by Tenant's neglect, mistreatment or inability to care for the Pet, Landlord shall have the right, but not the obligation, to notify the Police and Anti-Cruelty Society. Such circumstances shall be deemed an emergency for the purposes of the Landlord's right to enter the Leased Premises to remove the Pet therefrom. The Landlord accepts no responsibility for any pet so removed.
 6. In the event Tenant fails to comply with this Amendment or the Pet is determined to be a nuisance or a danger to other tenants in the Building, Landlord may, at its option, deliver written notice to the Tenant stating the acts or failures to act that constitute the default. Tenant will be given a ten (10) day opportunity to cure the default or remove the Pet. In the event Tenant fails to cure the default or remove the Pet, Tenant acknowledges that Landlord shall have all rights and remedies provided in the Lease, at law or at equity, including, but not limited to, the right to require Tenant to permanently remove the Pet from the Leased Premises or to otherwise have the Pet removed from the Leased Premises, and the right to terminate the Lease.

Tenant(s) has read and agrees to comply with both the terms of this Amendment, and with such rules and regulations as may be reasonably adopted from time to time by Landlord pursuant hereto.