

## HALL EQUITIES GROUP Pet Addendum

The Term of this Addendum shall be for the same period of The Lease Agreement including any extensions thereof. Landlord and Tenant hereby agree as follows:

Tenant shall bring all authorized pets to the leasing office to be photographed.

The following constitutes a list of animals, and/or breed of animals, that shall not be permitted in, on or upon any dwelling unit or common area. Animals not listed below, but which display substantially similar physical characteristics or traits to those animals listed below, shall be treated as though they had been listed below. Reasonable accommodations may be made for service animals, in accordance with applicable laws.

**Breeds of Dogs:** Pit Bull Terriers, Staffordshire Terriers, Presa Canarios, Chow Chow, Akitas, Cane Corosos, Alaskan Malamutes, Siberian Huskies, and any animal which has been crossbred with a wild animal (including but not limited to wolf/dog or coyote/dog). Any hybrid or mixed breed of one of the aforementioned breeds.

**ONLY domesticated cats, dogs and fish aquariums less than 30 gallons are permitted.**

**Age Requirements:**

All pets are required to be at least (12 Months) 1 year of age as certified by a licensed veterinarian. Absolutely no puppies or kittens are allowed.

**Veterinary Requirements:**

Tenant is required to present paperwork from a licensed veterinarian to the Remington Square office stating:

1. Pet(s) listed below have all vaccinations as may be required by law and that the pet(s) is current on said vaccinations and in good health.
2. Pet listed below is within the weight maximum for the Complex. (Listed Below)
3. Pet is at least 1 year of age.

**Pet Limit Policy per Property:**

**Ironwood Court Apartments** – Cats only (maximum of two) [No Dogs allowed]

**Park West Gardens** -Maximum of One Large dog (under 70 lbs.) or two small dogs (Combined weight not to exceed 70 lbs.) or maximum of two cats.

**Park West Town Homes** – Maximum of One Large dog (under 70 lbs.) or two small dogs (Combined weight not to exceed 70 lbs.) or maximum of two cats.

**Remington Square**- 1 Small Dog (Under 40 lbs.) or 1 cat- only 1 animal per studio Apt.

Paragraph 16 of The Lease Agreement shall be modified and amended as follows:

- a) Tenant shall be allowed to keep the only the pet(s) listed herein on or at the premises. Tenant understands and agrees that Tenant shall be responsible for any and all damage, which may be caused by such pet(s).
- b) It is Tenant’s responsibility to keep the premises clean of all feces and urine. Tenant shall be charged \$50.00 per incident per removal of pet waste and cat litter without warning.. Odors arising from cat litter will not be tolerated. **DOG FECES WILL BE PROPERLY PICKED UP AND DISPOSED OF AFTER EACH OUTDOOR USE!**
- c) Tenant further agrees that the Tenant shall not breed or whelp neither said pet nor allows any progeny of said pet on or at the premises.

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- d) The following rules apply specifically to dogs: Dogs must be spayed or neutered, kept on a leash at all times when outside of the home, and not left unattended.
- e) The following rules apply specifically to cats: Cats must be spayed or neutered and declawed, kept in the apartment at all times except when being transported, and under no circumstances are cats allowed in common areas or outdoor areas. Tenant(s) must provide and maintain an appropriate litter box. Cat litter must be double-bagged in plastic prior to disposal in the garbage. Tenant(s) may not dispose of litter in toilets, even if litter is mark "flushable" (cat litter may cause pipes to flood or clog).
- f) Tenant is required to maintain renter's insurance that covers acts of the pet and name Landlord as an additional insured. Tenant shall provide Landlord with proof of said insurance prior to the pet being permitted on the Property
- g) Tenant agrees to follow all applicable laws which may govern the keeping of said pet(s) including licensing. Copies of any licenses shall be provided to Landlord.
- h) No pet that is not completely housebroken will be permitted.
- i) Tenant(s) shall be liable for the entire amount of all damages caused by the Pet. In the event that extermination for any type of pest of infestation including but not limited to pet related pests, fleas, ticks, etc. becomes necessary, all expenses and costs thereof will be assessed to the Tenant. . If any item cannot be satisfactorily cleaned or repaired, Tenant(s) must pay for complete replacement of such items
- j) When maintenance work or personnel are scheduled to be at the property, Tenant agrees that they shall either be present at the scheduled time to control the pet, secure the pet in an area which will not interfere with the work or inspections being performed, or kennel/crate the pet.
- k) Landlord or Landlord's agents shall not be liable for any escape, injury, or death of the pet.
- l) Tenant warrants that the pet has no history of causing physical harm to persons or property, such as biting, scratching, chewing, etc. and further warrants that the pet has no vicious history or tendencies.
- m) Pets may not run loose on the ground nor may pets be left tied up outside for any length of time. Tenants must accompany pets at all times when outdoors. Tenants may not keep dogs in garage.
- n) Tenant shall be strictly liable for the entire amount of any injury to any person or property caused by the pet and shall indemnify Landlord for all and all costs resulting from the same including but not limited to costs of litigation and attorney's fees.
- o) Tenant understands and agrees that in the event the pet(s) becomes a nuisance (as determined by Landlord) and/or complaints are received regarding said pet(s), the Landlord may upon thirty (30) days written notice to Tenant require the Tenant to permanently remove said pet(s) from the premises and revoke this addendum.
- p) If, I the Landlord's sole discretion, Tenant has abandoned the Pet, left it for any extended period without food or water, failed to care for the Pet if it is sick, then Landlord may, upon one day's prior written notice left in a conspicuous place, enter the dwelling unit to remove the Pet and turn the Pet over to a humane society or local authority. Landlord shall not be liable for loss, harm, sickness, or death of the Pet unless due to Landlord's negligence. Landlord has no lien on the Pet for any purposes, but Tenant shall pay for reasonable care and kenneling charges if Pet is removed in accordance with this provision.
- q) In the event the Landlord revokes this Addendum, all remaining terms and conditions of the agreement shall remain in full force and effect.
- r) The Pet shall not cause any damage to the Premises or any discomfort annoyance or nuisance to any other tenant.
- s) This Agreement is an Addendum to the Lease between Landlord and Tenant(s). If any rule or provision of this Agreement is violated, Landlord shall have all rights and remedies set forth in the Lease for violations or default thereof: including but not limited to eviction, damages, and termination of the Lease
- t) **DOG PARK:** Remington Square's gravel dog park is for resident use only. Residents and their dog(s) may enter at their own risk. Owners are legally responsible for the behavior of their dog(s) at all times. Dogs must be leashed while entering and exiting the park; dog waste must be cleaned up by their owners immediately and disposed of properly. Residents must be within the dog park and supervising their dog

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with a leash readily available and be under voice control. Sick dogs, aggressive dogs, glass containers, human and dog food/treats are all strictly prohibited.

Only the pet(s) listed shall be allowed in or on the premises.

**PET DESCRIPTION:**

Species:  
Breed:  
Age:  
Weight:  
Picture on File: Yes or No  
Name:  
Veterinary Paperwork on File: Yes or No

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Species:  
Breed:  
Age:  
Weight:  
Picture on File: Yes or No  
Name:  
Veterinary Paperwork on File: Yes or No

2. Upon the execution of this Addendum, Tenant shall deposit with Landlord, an additional security deposit pursuant to Paragraph 4 of The Lease Agreement, in the sum of \$250.00.
3. Upon the execution of this Addendum, Tenant's rent shall increase by \$35.00 per month pursuant to Paragraph 1 of the Lease Agreement.
4. All other provisions of The Lease Agreement shall remain in full force and effect.
5. This Addendum is executed in duplicate and by executing the same; Landlord and Tenant each acknowledge receipt of one fully executed original of this Addendum.

By their signatures the Tenant acknowledges that they have read this agreement and that all of its terms and conditions were explained to their satisfaction.

Tenant \_\_\_\_\_ Date \_\_\_\_\_

Tenant \_\_\_\_\_ Date \_\_\_\_\_

Landlord By:

\_\_\_\_\_  
As agent for Hall Equities Group, Ironwood Court, Park West Gardens, Park West Town Homes and Remington Square

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Resident's Initials \_\_\_\_\_