

Addendum to Rental Contract – PET AGREEMENT

ATTENTION:

The CDC (Center For Disease Control) has listed the following dog breeds and crossbreeds involved in dog-bite related facilities. Any breed found on this list will not be allowed as a pet in any of our rental units for liability and insurance reasons.

Purebreeds / Crossbreeds: Pitbull, German Shepard, “Husky” Alaskan Malamute, Doberman Pincher, Chow Chow, Great Dane, Wolf Hybrid

Maximum weight limit: 30 lbs.

Resident agrees to pay a non-refundable pet fee of:

_____ \$200.00 One-time non-refundable pet fee (up to two(2) pets) and

_____ \$20.00 monthly payment

All payments received will be applied to the pet fee first, followed by your monthly rent.

All pets found on the premises, but not registered under this agreement will be presumed strays and disposed of by the appropriate agency as prescribed by the law. In the event a Resident harbors an undisclosed pet, they agree to pay the pet fee for the entire term of the agreement, regardless of when the pet was first introduced to the premises. The Resident specifically understands and agrees:

1. No pet which is attacked-trained or vicious, with a history of biting people or other animals, or of property damage will be kept on the premises.
2. The Resident is solely responsible for any and all damage to the owner’s property, including, but not limited to the premises, carpeting, draperies, blinds, wall coverings, furnishings, appliances and landscaping, including the lawn, and shrubbery.
3. That in a like manner, they are responsible for any and all damage or loss to persons or property of others caused by the Resident pet and in the regard does hereby agree to hold the owner harmless for any such damage.
4. That all pet(s) should be cared for and maintained in a humane and lawful manner.
5. That all pet waste shall be removed and disposed of promptly, including waste in neighbor’s yards distributed by Resident’s pets. Tenants who do not pick up after their pets may have their lease terminated immediately.
6. That all pets shall be maintained so as to not cause annoyance to others.

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The Resident agrees to keep the following pet on the premises during the terms of the lease, and abide by the afore mentioned rules:

This animal is a dog or a cat (circle one)

The breed is _____

The weight is approximately _____ lbs

The height is approximately _____ inches

The color is _____

The name is _____

Agent reserves the right to revoke this consent on three (3) days notice to Resident, if in the opinion of the Agent, the pet has been a nuisance or has not been maintained according to the rules. In the event that the consent is revoked, Resident agrees to forthwith discontinue maintenance of the pet and failure to do so shall be a breach of the rental contract.

Signed this _____ day of _____, 20_____.

Agent of Champaign Apartments, LLC

Resident

Resident