

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) _____ Initials
and
- \$20.00 monthly payment _____ Initials

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 tenant 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 tenant specifically understands and agrees:

1. No pet which is attack-trained or vicious, with a history of biting people or other animals, or of property damage will be kept on the premises.
2. The tenant 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 tenant’s pet and in the regard does hereby agree to hold owner harmless for any such damage.
4. That all pets should be cared for and maintained in a humane and lawful manner.
5. Tenant agrees to immunize their pet(s) in accordance with local laws and requirements.
6. That all pet waste shall be removed and disposed of promptly, including waste in neighbor’s yards distributed by tenant’s pets. Tenants who do not pick up after their pets may have their lease terminated immediately.
7. That all pets shall be maintained so as to not cause annoyance to others.
8. Tenant warrants that the pet is housebroken.
9. Tenant agrees to pay for any pest control as a result of having a pet, i.e. fleas, ticks, etc.
10. At the end of the lease period, tenant agrees that carpet, doors, woodwork, walls, or any other damage caused by pets be repaired or replaced at tenant expense to the same standard as the date of the lease inception.

11. Tenant may not abandon pet(s) or leave it for any extended period without food or water. Tenant understands if their pet becomes a nuisance or disturbance to other residents i.e. barking, the pet will be removed with notice from agent.
12. ALL DOGS MUST BE ON A LEASH AT ALL TIMES WHILE OUTSIDE.

The Tenant agrees to keep the following pet on the premises during the terms of the lease and abide by the aforementioned rules:

The 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 tenant, 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, tenant 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

If the tenant at a later time during the lease obtains a pet and fails to notify Management, or if the tenant hides the fact that they have a pet to avoid charges, the tenant will be charged a \$500 fee to their account balance payable within 5 days of discovery of a pet living in the unit and the \$20 monthly fee will be added to the tenants rent.