

DOG Addendum

A dog is allowed in select buildings only.

405, 425, 445, 505 Sam Drive

420-448 Ali Drive

***Only one mature dog (at least one year old)
that weighs no more than 15 pounds
will be allowed to reside in the apartment with tenant
ONLY if the following rules are obeyed.***

1. Upon Move-In, a **veterinarian certificate** not dated prior to 14 days before move in specifying the age and weight of the dog along with verification that the dog's vaccinations are current must be submitted.
2. There is a non-refundable \$100.00 pet deposit due to Lessor prior to a dog being allowed in the unit. Pet Fee: an additional \$50.00 per month. **A pet crate is required.** Resident may keep only the pet described below, with no substitution or addition of other pets without the prior consent of Lessor. If an unauthorized pet is found, there is a \$500.00 lease violation fee *per day*. The pet limit per apartment is one dog.

Pet's Name: _____ **Pet's Breed** _____

Color: _____ **Weight:** _____ **Age:** _____

3. The dog must be kept on a leash, accompanied by an adult tenant when it is outside of the apartment. Pet Waste must be picked up and discarded IMMEDIATELY. There is a \$100.00 fee per occurrence for waste not properly thrown away. If more than one infraction occurs the dog must be removed from the apartment for the remainder of the lease term.
4. ***When no one is in the apartment,*** the dog must be kept in its crate.
5. Pet bowls must be cleaned daily. Pet food may not be left in a pet bowl overnight.
6. Pet must have rabies and distemper inoculations and such booster shots, as needed. Resident must not leave a pet unattended for more than 12 consecutive hours. If this happens, staff may enter the unit and transfer the pet to a local humane society at Tenant's expense.
7. Resident must supply the name, address, and telephone number of an individual who will upon one hour's notice remove and care for the pet in the event of an emergency.
8. ***A picture of the dog must be attached to this agreement.***

Name: _____

Telephone: _____

9. Tenant will be notified immediately of a barking dog problem in writing. If after the first service to cure, an additional complaint is filed by landlord during the remainder of the lease term, tenant agrees to remove the dog immediately.
10. Tenant is responsible to replace all carpet damaged or soiled by pet. The replacement will be per room.
11. ***The dog is to be walked in the fenced- in designated dog area and on Sam Drive only. There is a \$200.00 violation fee if pet is found on the Stone Prairie grounds not in the described area.***

This is a legal and binding contract.

Tenant: _____ Date: _____

Tenant: _____ Lessor: _____

MANAGEMENT reserves the right to REVOKE tenant's right to keep an animal in the apartment at any time during lease term if it is determined that any of the above rules are violated.