



PERMITTED ANIMAL LEASE ADDENDUM

Date: _____

Name: _____ Room#: _____

Phone: _____ Email: _____

Animal's Name: _____ Type of Animal: _____

Physical Description of Animal: _____
(provide photo of animal)

Permitted Pet Fee: \$ _____

Permitted Pet Deposit: \$ _____

This Addendum is incorporated into your Lease. The prohibition against animals at the Community contained in your Lease is hereby modified to permit you to have a permitted animal in the Apartment to serve as a pet, subject to the terms and conditions set forth in this Addendum.

Permitted animals must weigh no more than 80 lbs. Aggressive breeds are not permitted, such breeds including, but not limited to the following: Akita, Doberman Pincher, Rottweiler, Dalmatian, Pit Bull, Chow, Wolf Hybrid and Bull Mastiff. Exotic animals, including but not limited to exotic birds, snakes, ferrets, parrots and toucans are not permitted. No more than one animal is permitted in a Bedroom and no more than two animals are permitted in an Apartment.

IN A MULTI-TENANT APARTMENT, YOU MUST OBTAIN THE CONSENT OF ALL OTHER ROOMMATES IN THE APARTMENT BEFORE AN ANIMAL WILL BE PERMITTED. THE REFUSAL OF YOUR ROOMMATES TO CONSENT TO YOUR ANIMAL DOES NOT RELIEVE YOU FROM ANY PORTIONS OF YOUR LEASE AND YOU MAY NOT TERMINATE YOUR LEASE BECAUSE OF YOUR ROOMMATES UNWILLINGNESS TO PERMIT YOUR ANIMAL TO RESIDE IN THE APARTMENT.

You are responsible for the costs of any damage done to the Community by your animal. We will inspect your Bedroom, Apartment and any areas of the Community where your animal has been present with an ultra-violet light from time to time to detect the presence of urine and/or feces. If the inspection discovers stains or odor caused by animal urine and/or feces, we may hire a licensed commercial cleaner to attempt to remove stains and/or odor and you will be responsible for the costs of such cleaning as part of your Rent. If commercial cleaning is unable to remove all detectable urine and feces stains you will be responsible for the actual cost of replacing the damaged carpet.

If other damage from your animal is discovered from our inspections, you will be responsible for the cost to repair the damage caused by your animal as part of your Rent. If you fail to pay for damage caused by your animal or violate any of the other rules set forth in this Addendum, you will be in breach of your Lease and we will have the right to terminate your Lease.

Resident Responsibilities

1. You must maintain control of your animal at all times. The animal must be leashed, caged or within your physical control while outside your bedroom. Animals should not be left unattended on patios or balconies. Animals are not permitted in swimming pool areas, laundry room, offices, club rooms or other recreational facilities or Common Areas.
2. You are responsible for properly containing and disposing of all animal fecal waste. When your animal defecates outside, you must immediately retrieve the waste, place it in a plastic bag, securely tied, and dispose of it in outside trash dumpsters. Use deodorized bags to dispose of feces, urine pads or litter in indoor trash receptacles. We will provide deodorized bags for this purpose to you upon your request.
3. We will inspect your Apartment with an ultra-violet light from time to time to detect urine or feces.
4. You are responsible for assuring that your animal does not interfere with the routine activities of the other residents or cause unreasonable difficulties for other residents.
5. You are responsible for maintaining the cleanliness of any areas where your animal is present. You must immediately clean up any messes left or created by the animal. You must immediately report any damage caused by the animal.

6. You are responsible for any expenses that are required due to costs incurred for cleaning and fumigation that is above and beyond a normal cleaning or for repairs to the Community.
7. Your Apartment may be inspected for fleas, ticks or other pests once a quarter or as needed. We will schedule the inspection. If fleas, ticks, or other pests are detected through inspection, your Apartment will be treated using approved fumigation methods by a pest control service approved by us. You will be responsible for the costs of any pest control related to the presence of your animal.
8. You must not leave your animal unattended, unsupervised or uncrated. You and your animal are subject to the same noise complaint process as the other residents.
9. We are not responsible for removal of your animal during emergency evacuations or in events such as fire alarm drills.

Animal Care, Treatment and Licensing

1. Animals must have veterinarian required and recommended vaccinations to maintain the animal's health and prevent contagious diseases. Documentation of vaccinations is due at the time this Addendum is signed.
2. All animals must be house trained and you are responsible for the overall health and ongoing needs of the animal.
3. All animals must wear identification tags. A picture or written description of your animal must be provided in case of emergency.
4. You are solely responsible for the care, behavior, and oversight of your animal; we may require temporary or permanent removal of your animal if or when a concern for the health or safety of your animal or other residents is raised.
5. Any display of aggressive behavior by your animal can result in immediate and permanent removal of your animal from the Community.

By my signature and initials below, I verify that I have read, understood and will abide by the guidelines outlined here and I agree to provide the additional information required to complete the Permitted Animal Agreement. I understand that failure to comply with any of the above terms may result in the default of and termination of my Lease.

CONSENT/ACKNOWLEDGEMENT

Resident Signature

Roommate Signature

Guarantor Signature

Roommate Signature

EDR Management Inc.

Roommate Signature