

Cat/Pet Addendum/Rules

Landlord and tenant agree to the following changes or additions to the Lease Agreement:

1. **Nuisance:** Tenant's pet will be well behaved and under tenant's control at all times and will not disturb or pose a threat or apparent threat to the safety of other tenants, their guests, or other people on or near the premises. If, in the opinion of the landlord tenant's pet poses such a threat landlord will serve the tenant with the appropriate notice to remove the pet or terminate the tenancy.
2. **Abandonment:** Tenant will not abandon their pet or leave it for an extended period without food or water.
3. **Laws:** Tenant will comply with all applicable government laws and regulations, including licensing and vaccination requirements.
4. **Sanitary Rules:** Pet must be housebroken and not allowed to urinate or defecate inside the building. The tenant will immediately remove and properly dispose of all pet waste. If a pet brings fleas into the apartment, the tenant must inform the landlord IMMEDIATELY so pest control can be scheduled. The cost of eradicating fleas is \$50.00 per application and is at the tenant's expense. Failure of the tenant to inform the landlord of the fleas in the unit is a lease violation, a health and safety violation, and could result in eviction.
5. **Pet Fees/Deposits:** **Tenant agrees to pay a \$150.00 non-refundable one-time pet fee stated in Clause 14 titled "Pets" in their lease agreement, or as stated in this addendum, and a monthly pet fee of \$25.00 in addition to monthly rent.**
6. **Additional Rules:** The landlord reserves the right to amend or add pet rules from time to time and will provide the tenant with 14 days written notice of any changes.
7. **Type of Pet:** Maximum of **TWO** approved pets per apartment unit.
 - a. **CAT**
 - i. **Maximum of TWO cats per apartment unit.** The pet(s) must be spayed or neutered, and shots must be up to date. **Feline vaccine requirements: Feline Distemper and Rabies. Veterinary proof is required.**
 - ii. Pet must be kept in apartment units at all times except when transporting. Pet is NOT allowed in common areas of the building.
 - iii. Cat litter **MUST** be disposed of properly and taken out to the dumpster immediately. Litter can NOT ever be flushed down the toilet even if it is marked as "flushable." Cat litter can clog the pipes or/and cause flooding. If the landlord finds a plumbing issue due to cat litter improperly disposed of, the tenant is responsible for the repair cost.

b. Cage Contained Pets

- i. Pets allowed are birds, guinea pigs, rabbits, chinchillas, hamsters, and gerbils. Pets must remain in a cage at all times.
- ii. Fish tanks must NOT exceed 20 gallons.

***Contact your property manager to verify your apartment complex accepts pets.**