



3561 Truman Rd  
Perrysburg, OH 43551  
Phone: 419-837-6929  
Fax: 419-837-9925

## Pet Addendum

The Applicant(s) understands that if the Application for Occupancy is approved, this Pet Addendum will therefore be attached to the Lease Agreement and will run concurrent with the lease terms.

Applicant(s) Name: \_\_\_\_\_

Address: \_\_\_\_\_ Lot #: \_\_\_\_\_

### APPLICANTS WITHOUT PETS

Applicant verifies that they do **NOT** have any pets that will be housed or visiting in the community and that if, in the future, one is acquired that they will immediately contact the property manager, have pet approved to amend their lease and pay any such charges associated with having a new pet.

**NO VISITING PETS ARE ALLOWED**

Signature: **X** \_\_\_\_\_ Date: **X** \_\_\_\_\_

### APPLICANTS WITH PETS

Type of Pet:  Dog  Cat  Other If Other Explain: \_\_\_\_\_

Pet Name: \_\_\_\_\_ Pet Color: \_\_\_\_\_ Pet Breed: \_\_\_\_\_

Weight of Pet: \_\_\_\_\_ Pet Date of Birth: \_\_\_\_/\_\_\_\_/\_\_\_\_

Type of Pet:  Dog  Cat  Other If Other Explain: \_\_\_\_\_

Pet Name: \_\_\_\_\_ Pet Color: \_\_\_\_\_ Pet Breed: \_\_\_\_\_

Weight of Pet: \_\_\_\_\_ Pet Date of Birth: \_\_\_\_/\_\_\_\_/\_\_\_\_

Applicant agrees to pay Landlord a monthly pet fee of **\$30.00 PER PET** if renting a home in the Community or **\$20.00 PER DOG** if purchasing a home in the Community, in addition to the other monthly rent payments. Landlord agrees that the Applicant may keep approved pets on the leased premises subject to the following terms and conditions:

1. Applicant may have up to 2 cats or dogs residing with them in their home. Only the pet(s) listed & described in this pet addendum that have previously been approved by the Landlord are authorized per this agreement. Additional and/or other pets must be approved by the Landlord.
2. Applicant agrees to maintain Homeowners or Rental liability insurance at all times and must provide management with a copy of the Homeowners or Rental Liability Certificate within 30 days of the lease start date. The certificate must list the community as additionally insured. A list of excluded breeds the insurance company may have, or proof that there are none must accompany this certificate.
3. All pets must be spayed or neutered unless a veterinarian deems the procedure medically unsafe or professionally unreasonable for that pet (purebred, show animal). Certification of either is to be provided to Landlord.

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4. Applicant agrees that the pet shall be subject to all town, county and state ordinances as applicable. An up to date Proof of Vaccination must be provided annually.
5. No visiting pets are allowed.
6. Applicant agrees to accept full and sole responsibility for any injuries to persons caused by actions of the applicant's pet. Applicant agrees to identify and hold Landlord harmless against any claim for damage to property or injuries to person based on or caused by action of applicant's pet.
7. Applicant agrees to accept full responsibility for any damage to the home by the Applicant's pet. Damages include, but are not limited to, soiling, staining, and/or tearing of carpeting and scratching of walls or doors. If the pet does damage the home in any manner, the Landlord will bill the applicant's, as additional rent, the cost of replacement of damaged items, or for any necessary repairs. ANY NON-REFUNDABLE FEES OR MONTHLY RENT ARE FOR THE PRIVILEGE OF HOUSING A PET AND WILL NOT BE USED TO OFFSET THE COST OF ANY DAMAGES OR REPAIRS THAT ARE THE RESULT OF YOUR PET.
8. The pet shall be considered an indoor pet and/or allowed outdoors only under the applicant's control on applicant's patio area on a hand-held lease or in a pet carrier. Even if tethered, the pet is never to be left unattended.
9. Applicant agrees that the pet will not constitute a nuisance in any manner on the premises. If pet constitutes a nuisance, of which the Landlord will be the sole judge, Applicant agrees to terminate pet's occupancy of the leased premises upon 5 days written notice from Landlord to Applicant. The termination of pet's occupancy shall not in any way affect the Applicant's liability under the lease. Examples of nuisance for purposes of this addendum are:
- a) unruly behavior that causes personal injury or property damage;
  - b) failure to dispose of pet waste;
  - c) making noise continuously for a period of a ½ hour or more to the disturbance of other residents in the community;
  - d) Pets in common areas that are not under complete control on a hand-held leash or in a pet carrier;
  - e) Pets who relieve themselves on walls or floors of common areas or inside homes;
  - f) Pets who exhibit aggressive or otherwise potentially dangerous behaviors.
10. If there is reasonable cause to believe an emergency situation exists with respect to the pet, and if efforts to contact the applicant and emergency caretaker are unsuccessful, Landlord or its agents may contract the local animal control authority and assist its staff members in entering applicant's home. Examples of emergency situations include: suspected abuse, fire or other disaster, or prolonged disturbance. If it becomes necessary for the pet to be boarded, all costs incurred will be the sole responsibility of the applicant.

Provided all terms are met, this agreement will run concurrent with lease terms and is subject to review for renewal.

**X** \_\_\_\_\_  
Date

**X** \_\_\_\_\_  
Applicant Signature

**X** \_\_\_\_\_  
Date

**X** \_\_\_\_\_  
Landlord Signature

