

Pet Addendum

This will serve as an Addendum to the Lease dated _____, between **Southeast Housing, LLC** (Owner) and _____ (Resident) regarding the Premises located at _____

Pet Description	Pet #1	Pet #2
1. Pet Name:		
2. Type of Pet:		
3. Breed:		
4. Color:		
5. Current Age:		
6. Mature Size:		
7. Sex:		

1. PET RESTRICTIONS:

- Only two pets are allowed. Fish tanks and bird cages count as one pet. No more than one fish tank is permitted in the Premises. No more than two bird cages are permitted in the Premises.
- Exotic pets are not permitted – only dogs, cats, birds, or fish.
- The following breeds are considered aggressive and are not permitted: Akita, American Bull Dog, Chow, Doberman, Pit Bull, and Rottweiler.
- No “visiting” pets are permitted without prior Community Management Office approval.
- Management must approve all pets and all required documents are to be on file prior to housing any pet (refer to Resident Guide).

2. HANDICAPPED ASSISTANCE ANIMALS: Animals trained for use by individuals with handicaps are not considered pets. These animals are permitted. The above Pet Restrictions do not apply to them. All required documents and a current picture are required for file.

3. If additional pet(s) are acquired after move-in, Resident must update the Pet Addendum within ten (10) days.

4. All pets *must* be kept current with vaccinations, testing, and/or treatments. All dogs and cats must wear current rabies vaccination tags on their collar or harness.

5. The term "pet owner" will include any person owning, keeping, or harboring an animal. The Resident who has signed the Lease and this addendum shall be deemed the pet owner of any pet owned, kept, or harbored within the Premises.

6. Pet owners will be held responsible for compliance with current directives and for any damage caused by their pets.

7. Pet owners are responsible for removing their pets' solid wastes throughout all areas.

8. Abandonment of pets is specifically prohibited. Pet owners who no longer desire to keep a pet or who are moving out will not abandon any animal. Unwanted pets should be made available for adoption.

9. The privilege of keeping a pet in the Premises may be revoked and/or a Letter of Caution issued if the pet is determined to be a nuisance. A nuisance is defined as any action of a pet that endangers life or health, gives offense to the senses, violates laws of decency, or obstructs reasonable or comfortable use of property. For example, an animal may be deemed a nuisance if it:

- Habitually or repeatedly barks in such a manner or to such an extent that it disturbs others
- Interferes or obstructs persons engaging in exercise or physical activity

- Defecates on the lawn of a home not occupied by its owner
- Habitually violates the leash law

10. Pet owners have full responsibility and liability for the conduct of their pets. This includes full restitution for any damages to yards, homes, etc., or hospital bills/veterinary bills incurred as a result of injuries inflicted.

11. Pet owners are encouraged to acquire and maintain additional liability insurance in the event that their animal bites another person or animal.

12. Pets will not be permitted to run loose in the community. A Letter of Caution may be issued or the privilege of having a pet may be revoked if a Resident or guest routinely violates the leash law. When pets are not penned, they will be leashed at all times and under Resident's control. Dogs will not be chained outdoors and left unattended at any time. Pets may be left in fenced-in-yards for short periods of time with proper food, water, and shelter.

13. Dogs may not be unattended unless confined indoors, or outdoors in a securely enclosed and locked pen, or other approved structure designed to completely restrain the animal. The Community Manager, or a representative of the Community Manager, will determine if the structure used to restrain the animal is sufficient. Anytime a dog is outside the above confined secured areas, it must, at all times, be securely leashed and under the control of Resident or Occupant or a representative.

14. Doghouses are allowed in homes with yards with authorization from the Community Manager. A Request for Alteration Form must be submitted to the Community Management Office. Doghouses shall conform to the size of the dog, standards of good taste, and shall not detract from the appearance of the Premises. It must be painted to match the color of the Premises or painted white and kept in the rear of the Premises at all times. Upon move-out, Residents are required to remove the doghouse and return the area to original condition with grass seeding at Resident's expense. No spikes are permitted in the ground to tether pets.

15. Breeding or raising animals in housing is prohibited.

16. Farm, exotic and wild animals are not allowed in the Community. These animals include all animals normally used as work animals and those kept for the production of food, or opossums, raccoons, and any other species of animal not usually considered to be domestic.

17. In cases of bites or scratches to an animal, transport the injured animal to the nearest Veterinary Facility for examination. The Community Manager must also be notified.

18. A Letter of Caution may be issued or the privilege of having a pet in the Community may be revoked as a result of a pet biting a person or another animal.

19. Complaints concerning stray or unattended pets and general upkeep of grounds around pets should be directed to the Community Management Office.

20. Pets are prohibited from playground areas in the Community.

Resident understands and agrees that this addendum is incorporated in and made a part of the Lease, renews and expires under the same terms and conditions as the Lease.

Resident:
 _____ **Date:** _____
 _____ **Date:** _____

Owner:
 _____ **Date:** _____
 _____ **Date:** _____