

PET APPLICATION RIDER

Date of Application: _____

Name of Resident: _____

Address Applied For: _____

Name of Resident: _____

1. **Description of Pet.** In the process of applying for the above listed apartment/town home, we ask that you complete all of the following information. Our Lease that covers this Premise provides that no pets are permitted on or about the Premises without Owner's prior written consent. Residents are hereby permitted to have *only the following described Pet*, subject to the terms, conditions and approval of this Pet Application.

Pet #1: Type of Animal _____	Name of Pet _____
Gender _____	Breed _____
Color _____	Age _____ Weight _____
License # _____	Name of Pet Owner _____

Pet #2: Type of Pet _____	Name of Pet _____
Gender _____	Breed _____
Color _____	Age _____ Weight _____
License # _____	Name of Pet Owner _____

No other animals (including offspring, friends, visitors) shall be permitted by Residents on the Premises at any time. Only two dogs are permitted on the premises. In no event shall there be more than two cats, or one dog and one cat, or two dogs on the premises.

2. **Additional Rent.** Additional rent is calculated on the basis of \$25.00 per month for a dog (second dog is 35.00) and \$20.00 per month per cat. Two dogs combined may not exceed 40 lbs.
3. **Additional Security Deposit.** The additional security deposit is calculated on the basis of \$200.00 for each cat or dog. Dogs are permitted under the age of 12 months but require a \$400 deposit.
4. **Acceptance:** Pet Application must be approved by management and upon Acceptance by an agent of the company; this agreement becomes part of the original signed lease.

5. **Pet Rules.** All Tenants agree to abide by the following rules if their pet is approved:
 - a. **Nuisance.** The Pet may not cause any damage to the Premises or to the building. The pet shall not cause any discomfort, annoyance, or nuisance to any other resident of the building.
 - b. **Sanitary Problems.** All dogs and cats must be housebroken. The Pet may not be fed or given water on any unprotected surface, or allowed to urinate or defecate inside the Premises. Tenant shall immediately remove and properly dispose of all pet waste on the grounds of the building. If Tenant fails to dispose of pet waste, Landlord may perform the disposal and charge Tenant the reasonable cost thereof.
 - c. **Prohibited Areas.** The Pet shall not be permitted in any laundry rooms or common areas of the building.
 - d. **Abandonment.** Tenant may not abandon the Pet, leave it for any extended period without food or water, or fail to care for it if it is sick.
 - e. **Compliance with Laws.** Tenant agrees to comply with all applicable governmental laws and regulations.
 - f. **Dogs:** Dogs must be kept on a leash and attended at all times when outside the Premises or when on patios or balconies. Dogs may not be staked or chained outside the Premises. No intimidating breeds of dogs are permitted. Tenant must provide Landlord a current photograph of the dog prior to this Application being accepted.
Date Photograph Submitted of Dog: _____
Cats: Tenant must provide and maintain an appropriate litter box and clean it on a daily basis. Cats must be leashed or caged when outside the Premises. No cat less than one year old shall be permitted as a pet.
Fish: Fish tanks may not exceed 25 gallons and must be placed in a safe location in the Premises.
Other: No other animal types may be kept on the Premises.
 - g. **Care.** The pet must have all required vaccinations. All cats and dogs must be spayed or neutered. Cats must have front paws declawed or capped. Tenant shall furnish to Bielinski Management a letter from a veterinarian or other proof satisfactory to prior to approval of this application for the pet.
Date Proof of Care Submitted: _____

6. **Additional Rules.** Landlord may, from time to time, upon written notice to Tenant, make reasonable changes or additions to the rules set forth in the Lease.

7. **Landlord's Remedies for Violation.**
 - a. **Removal of Pet by Tenant.** If, in Landlord's sole judgment, any rule or provision of the Pet Rider is violated by Tenant, then upon written notice from Landlord, Tenant shall immediately and permanently remove the Pet from the premises.
 - b. **Removal of Pet by Landlord.** If, in the Landlord's sole judgment, Tenant has abandoned the Pet, left it for any extended period without food or water, failed to care for it if it is sick, or left it unattended in violation of the rules, then Landlord may, written notice left in a conspicuous place, and in accordance with the terms of the Lease dealing with entry of the Premises, enter the Premises to remove the Pet and turn the Pet over to a humane society or local authority. Landlord shall not be liable for loss, harm, sickness, or death of the Pet unless due to Landlord's negligence. Landlord has no lien on the Pet for any purposes but Tenant shall pay for reasonable care and kenneling charges if the Pet is removed in accordance with this paragraph.
 - c. **Cleaning and Repairs.** Tenant shall be jointly and severally liable for the entire amount of all damages caused by the Pet. If any items cannot be satisfactorily cleaned or repaired, Tenant must pay for complete replace of such items(s) beyond the current security deposit paid for the Pet.
 - d. **Injuries and Damage.** Tenant shall be strictly liable for the entire amount of any injury to any person or damage to any property caused by the Pet. Tenant shall maintain appropriate insurance to protect against any claims or liability arising out of personal injury or property damage caused by the Pet.
 - e. **Deodorizing upon move-out.** After Tenant vacates the Premises, if Landlord determines that it is necessary in its sole discretion, Landlord may de-flea, deodorize and shampoo the carpet in the Premises to protect future residents from possible health hazards, and Tenant shall pay Landlord \$50.00 for such services.
 - f. **Other Remedies:** This Pet Agreement is a Rider to the lease between Landlord and Tenant. If any rule or provision of this Pet Agreement is violated, Owner shall have in addition to the forgoing, all rights and remedies set forth in the Lease for violations thereof.

Signature of Applicant: _____

Date: _____

Signature of Applicant: _____

Date: _____

Approved: _____ **Agent for Bielinski Properties:** _____

Date: _____