

PET ADDENDUM

Resident(s):	<u>Nameth O Residenta</u> <u>Patricia L Residenta</u> - -	Type of Pet(s)	Name of Pet(s)	Color(s)	Vaccination(s)

Address of Rental Unit: 2900 Oak Street Apt.No 208
Kansas City, MO 64108

A Common Household Pet, as defined by management, is a domesticated animal, including a dog, cat, bird, rabbit, fish or turtle. The pet must be kept in the home for pleasure rather than for commercial purposes. Common Household Pet does not include reptiles of any kind (except turtles), any rodents (except rabbits), or any bird over six inches in height.

1. **Pet Rules Permitted** Resident recognizes that Management may adopt pet keeping rules for the purpose of maintaining the standards of the apartment community.
2. **Pet Security Deposit** Resident agrees to pay \$250.00 as an additional deposit. The non-refundable portion of the pet deposit is \$125.00 and will be applied against damages and cleaning of the apartment as a result of keeping the pet on the premises. The remainder of the deposit will be returned (less damages caused by pet) when the Resident and pet vacate the unit or when the pet is permanently removed from the premises. Resident has the right to inspect the apartment with management upon move-out.
3. **Pet Restraint** All cats and dogs must be on a leash and will not be allowed to roam unleashed or unattended outside the apartment. Dogs and cats are not to be tied to any tree, shrub, stake or otherwise left outside the apartment unattended.
4. **Resident Responsibilities** All personal and/or property damage and any physical damage caused by the pet shall be the sole responsibility of the Resident, who will be held liable for reimbursement of any damages.
5. **Nuisance or Threat to Health or Safety** Management may require the removal of pets whose conduct or condition is duly determined by management to constitute a nuisance or a threat to the health or safety of anyone.
6. **Care and Feeding** Pet feeding dishes are to be kept inside the apartment or on patios. No feeding dishes are to be kept in the common areas, such as stairways or hallways. No enclosures are to be built for pets in common areas or in such a way inside apartment units so as to alter the apartment unit.
7. **Registered Pet Only** Resident agrees that only the pet(s) herein described will occupy the premises. No additional or different pet is authorized in the apartment unit.
8. **Waste Disposal** Resident agrees to clean up the pet's waste immediately and properly dispose of it. No litter boxes are to be kept in common areas or outside the apartment units. Pet waste must be disposed of as human waste or in plastic bag and placed in a trash container. A pet waste removal charge of \$25.00 per occurrence shall be imposed on pet owners that fail to remove waste in this manner. This applies to the interior and exterior of the unit, any common hallway, or any common area grounds.
9. **Inoculations** Resident shall provide Management annually with a certificate signed by a licensed veterinarian, state or local authority empowered to inoculate animals (or designated agent of such an authority) stating that the pet has received all inoculations required by state and local law. Pets must be rid of ticks, fleas and other vermin and further certified to be in good health. Any dog or cat must be spayed or neutered, and cats must be declawed and written certification provided to Management.
10. **Pet Size and Type** Resident agrees that the pet must be in accordance with the following restrictions and only 2 pets shall be allowed per unit:
 - a. The following breeds are not accepted: Pit Bull, Rottweiler, Doberman Pinscher.
 - b. No more than one bird shall be allowed at any one time and it shall be confined to a cage.
 - c. Fish are to be kept in aquariums no larger than twenty-five (25) gallons and the aquariums must be sealed against water leakage. Proof of adequate renter's insurance is required prior to move-in.
 - d. Rabbits and turtles must be confined in an appropriate cage.

11. **Temporary Caretaker** The Resident agrees that in case of an emergency or inability to care for the pet, the following person will remove the pet from Resident's apartment and be responsible for its care:

Name: _____ Address: _____ Telephone: _____

12. **Limit Time Left Unattended** Resident agrees that if the pet is left unattended for twenty-four hours or more, Management may remove the pet from the apartment and transfer to the proper local authorities.

13. **Designated Pet Area** Management may, at any time, designate portions of the project for exercising pet and the disposal of wastes.

14. **Pet Rule Violation Procedure** Management shall serve written notice to the Resident of any pet rule violation by posting on entry door or mailing to the address of dwelling unit. Said notice shall have property return address where management can be contacted. Resident's inability to properly care for the pet will be grounds for removal of the pet.

Nameth O Residenta **Date**

Date

Patricia L Residenta **Date**

Date

Agent for Landlord **Union Hill Date**

