

LEASE ADDENDUM - PET



Lease Date: _____

The following list of the requirements encompasses the HC's pet policy.

1. Existing residents must notify your neighborhood management office within thirty days of acquiring a pet.
2. All pets must be registered at the installations designated Veterinarian Treatment Facility within thirty days of occupying a house or acquiring a pet. Pet owners must provide a verification of immunization along with the pet registration.
3. A pet is considered to be a domesticated animal living in association with a household.

No more than two pets per household are allowed. A pet that weighs more than 100 lbs will not be accepted. Certain breeds of dogs are not allowed, including but not limited to Pit Bulls, Rottweilers, and Doberman Pinchers, Wolf hybrids or any canine breed with dominant traits towards aggression.
4. Residents are responsible for keeping the grounds clean and sanitary. All yards and common areas must be kept clean of pet droppings. Residents must pick up and properly dispose of animal waste in their yard and Residents who walk their pet must carry a plastic bag to retrieve and dispose of any droppings. It is a violation of the Pet Policy for any Resident to simply "turn out" their pet and recall it at their convenience.
5. Pets must be "on leash" at all times when outside the fenced area of the home.
6. Pets shall not be tethered outside the home. Pets must be in the home or behind an approved fenced area in the backyard if unattended. Avoid leaving pet food outside for prolonged periods, as it will attract vermin and pests.
7. Pets are not allowed in the pool, pool areas, playgrounds or tot lots at any time.

8. Residents will be asked to remove any pet that constantly disturbs other Residents, whether inside or outside the home, or prevents the Landlord's agents and employees from properly performing their duties. If Resident fails to remove said pet, when requested by the Landlord, the Lease may be terminated in accordance with established guidelines.

9. These guidelines exist to ensure the quiet enjoyment of all Residents and to maintain a high quality living environment, and will be strictly enforced by the property management staff.

10. Landlord reserves the right to establish such other reasonable guidelines as, in its sole judgment, shall be required to maintain the cleanliness of the Premises and provide for the preservation of good order therein.

Thank you for your cooperation.

Signatures:

Name

Resident

Landlord or Landlord's Agent

Date _____

Date _____

Date _____

In connection with the Military Resident Lease dated _____ Hunt Communities, LLC (HC) and subject to conditions stated therein, Landlord hereby grants permission for Resident to keep, in Resident's home only, the pet(s) described below upon the following terms and conditions:

1. The pet's name _____ and which is a Male/Female and is approximately _____ (age)

The Pet is generally described by the following description: _____ breed;
Height: _____ Weight _____ and physical identifying characteristics: _____

2. The pet's name _____ and which is a Male/Female and is approximately _____ years old.

The Pet is generally described by the following description: _____ breed;
Height: _____ Weight _____ and physical identifying characteristics: _____

3. Resident hereby represents and warrants that the above-described pet has been properly licensed and inoculated and to furnish Manager with evidence thereof promptly upon request.

4. The pet shall be kept on a leash at all times when outside the home and inside the community. Resident shall not at any time leave the pet unattended. Resident shall promptly collect and remove all pet defecation from the grounds of the Community.

5. Resident shall insure that the pet does not at any time disturb any other resident of the Community nor damage any property located in the Community. If, in Manager's sole opinion and discretion, the pet had disturbed or is disturbing any other residents or has caused or is causing damage to the property in the Community then Resident shall permanently remove the pet from the Community within ten (10) days after written request. Resident's payment for damage caused by the pet shall not entitle the Resident to keep the pet. Resident's failure to permanently remove the pet as provided above or failure to comply with all other terms of this Pet Addendum shall constitute a default permitting termination of the Lease Agreement.

6. Except for the pet described above, Resident shall not keep any pets in the home or within the Community without Landlord's prior execution of an additional Pet Addendum.

7. Resident's failure to comply with the terms and provisions of the Pet Addendum or violation of any representation or assurance contained in the Pet Addendum shall constitute a default permitting termination of the Lease Agreement.

In case of conflict between the provisions of this Addendum and any other provisions of the Lease, the provisions of the Addendum shall govern.

I have read the policy, and I accept the terms.

Name

Date _____

Resident

Date _____

Landlord or Landlord's Agent

Date _____