



Animal Addendum

Becomes part of Lease Contract

Date:

Please note: We consider animals a serious responsibility and a risk to each resident in the building. If you do not properly control and care for an animal, you'll be held liable if it causes any damage or disturbs other residents.

1. RESIDENCE UNIT DESCRIPTION. Unit No. _____, at **Siran Towers.**

2. LEASE CONTRACT DESCRIPTION.

Lease Contract date: _____

Owner's name: **Siran Towers**

Residents (list all residents): _____

The Lease Contract is referred to in this Addendum as the "Lease Contract".

3. CONDITIONAL AUTHORIZATION FOR ANIMAL. You may keep the animal that is described below in the apartment until the Lease Contract expires. But we may terminate this authorization sooner if in our judgment you or your animal your guests, or any occupant violate any of the rules in this Addendum. You understand that we may limit the size and breed of dog at our community, in our sole discretion. Without limiting the foregoing, dog must be no larger than 8 KG in weight at full growth. If your dog exceeds these requirements we reserve our right to terminate this authorization. A photograph of the pet as well as all inoculation records must be provided to management prior to any authorization taking effect.

4. ADDITIONAL ANIMAL RENT. Your total monthly rent (as stated in the Lease Contract) has been increased by \$85/month by your request to maintain an animal in the unit.

5. LIABILITY NOT LIMITED. Any additional animal in the Lease Contract does not limit residents' liability for property damages, cleaning, deodorization, de-fleaing, replacements, or personal injuries.

6. DESCRIPTION OF ANIMAL. You may keep only the animal described below. You may not substitute any other animal. Neither you or your guests or occupants may bring any other animal – mammal, reptile, bird, amphibian, fish, rodent, arachnid, or insect – into the building or the apartment for any length of time, other than service animals.



Animal's name: _____

Type: _____

Breed: _____

Color: _____

Weight: _____ Age: _____

City of license: _____

License no: _____

Date of last rabies shot: _____

Housebroken? _____

Animal owner's name: _____

7. **SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this form:
Resident certifies this animal has no aggressive or violent history and has never bitten any person or injured any other animal and is not a breed prohibited by Owner's separate written policy. Resident hereby certifies and represents this animal is current on all vaccinations for Rabies, Bordatella DHLPP and Parvo and that Resident will continue to vaccinate animal annually against the above identified diseases. Violations of this term will render this Addendum null and void. Failure to pick up after your pet results in a \$50 fine for 1st violation; \$100 fine for each additional violation.
8. **EMERGENCY.** In an emergency involving an accident or injury to your animal, we have the right, but not a duty, to take the animal to the veterinarian for treatment, at your expense. Without limiting the foregoing, it shall be deemed an emergency if your dog is left in the apartment unsupervised for greater than 24 hours, or 72 hours for a cat, and we will thus be authorized to enter the apartment pursuant to this paragraph.
9. **ANIMAL RULES.** You are responsible for the animal's actions at all times. You agree to abide by these rules:
- The animal must not disturb the neighbors or other residents, regardless of whether the animal is inside or outside the apartment.
 - Dogs, cats, and support animals must be housebroken.
 - Animals may not be tied to any fixed object anywhere outside the apartment.



- Your animal must be fed and watered inside the apartment. Don't leave animal food or water outside the apartment at any time.
- You must keep the animal on a leash under your supervision when outside the apartment.
- You are prohibited from letting an animal defecate or urinate anywhere on our property. You must take the animal off our property for that purpose. If the animal defecates anywhere on our property, you'll be responsible for immediately removing the waste and repairing any damage.

10. COMPLAINTS ABOUT ANIMAL. You must immediately and permanently remove the animal from the premises if we receive a reasonable complain from a neighbor or other residents or if we, in our sole discretion, determine that the animal has disturbed neighbors or other residents.

11. LIABILITY FOR DAMAGES, INJURIES, CLEANING, ETC. You and all co-residents will be jointly and severally liable for the entire amount of all damages caused by the animal, including all cleaning and deodorizing. This rule applies to all parts of the apartment including doors, walls, curtains, windows, furniture and appliances.

As owner of the animal, you're strictly liable for the entire amount of any injury that the animal causes to a person or anyone's property.

12. MOVE-OUT. When you move out, you'll pay for deodorizing and shampooing to protect future residents from possible health hazards, regardless of how long the animal was there.

You are legally bound by this document. Please read it carefully.

Resident or Residents
(All residents must sign)

Owner or Owner' Rep.

