

Pet Agreement Lease Addendum

This Addendum to the Lease Agreement between Anglers Manor (“Property”) and _____ (“Resident”) dated ____/____/____, constitutes Attachment 7 to that Lease Agreement.

1. Resident desires to keep the pet described below:

Type of Pet: _____
Current Age: _____ Sex: _____

- 2. Resident has read, understands and agrees to comply with the “House Rules Regarding Pet Ownership” (“Rules”) listed on the back of this addendum. Resident understands that Property may revise the Rules from time to time, and agrees to comply with all future such revisions. Resident agrees that his/her failure to comply with the Rules shall constitute grounds for cancellation of this addendum.
- 3. If the pet is a cat or dog, Resident has paid to Property an initial Pet Deposit, in the amount of \$_____, receipt of which is hereby acknowledged by Property. Resident further agrees to pay to Property additional Pet Deposits as follows: _____ and Resident agrees that failure to make such additional Pet Deposits, if any, shall constitute grounds for cancellation of this Addendum.
- 4. Property agrees to handle any Pet Deposit in accordance with applicable State and local laws regarding apartment security deposits.
- 5. The Pet Deposit, if any, is intended to cover amounts needed to reimburse Property for repairing damage to any part of Property premises caused by the pet. If the amount of such damage exceeds the Pet Deposit, Resident agrees to pay the amount of such excess within thirty (30) days after being billed. Resident agrees that should he or she fail to pay such excess damages as set forth above, Property shall have the right to cancel this Addendum, in addition to any other rights available to Property under the Lease, State law and local law.
- 6. Property shall also have the right to cancel this Addendum if, in Property’s sole judgment, if any of the following should occur; (a) the pet causes unreasonable interference with the right of other residents to quiet enjoyment of their homes; (b) the pet is found unattended, outside the pet owner’s apartment; (c) if the pet is a dog, the pet is found attended but not leashed, outside the pet owner’s apartment; (d) the pet attacks Property staff or contractors, or otherwise interferes with their work; or (e) the presence of the pet prevents, or seriously impacts, management’s ability to enter or maintain the pet owner’s apartment.
- 7. This Addendum shall be cancelled upon termination of the Lease Agreement. If this Addendum is cancelled other than upon termination of the Lease Agreement, all portions of the Lease Agreement other than this addendum shall continue in full force and effect.
- 8. Upon cancellation of this Addendum, Resident agrees: (a) to remove the pet from Property premises and (b) to provide for a new home for the pet.

The parties to the above referenced Lease Agreement hereby signify their agreement to this Addendum by affixing their signatures below:

Resident: _____ Date: ____/____/____
 Resident: _____ Date: ____/____/____
 Agent for Owner: _____ Date: ____/____/____

I agree to be responsible for the pet described below in the event that the above named pet owner is unable to care for the pet I also agree to notify (Anglers Manor – 1017 S. Mercer Ave. – Bloomington, Il 61701 – 309-663-6527) if I am no longer able to be responsible for the pet

Type of Pet: _____
 Age: _____ Sex: _____ Owned by: _____
 Signature of Sponsor: _____ Date: ____/____/____
 Printed Name of Sponsor: _____
 Address of Sponsor : _____
 City: _____ State: _____ Zip Code: _____
 Home Phone: (_____) _____ Cell Phone: (_____) _____

House Rules Regarding Pet Ownership

1. WRITTEN REQUEST – before obtaining a pet, a resident must submit a written request to the Property Manager, stating the type of pet desired, includes:
 - Age and sex of pet
 - Photograph of pet
 - Expected size and weight of pet at maturity
 - If required by State or local law; for dogs, copy of dog license
 - Documentation that pet is healthy
 - Documentation that pet has received all immunizations required by State and local law
 - If the pet is a dog or cat; documentation that the animal has been neutered
 - Affidavit from emergency sponsor (see below)
 - If the pet is a cat or dog, the initial pet deposit

If the property's current pet population is less than the maximum, and if the requirements of these House Rules are met, the Property Manager will prepare an addendum to the resident's lease. Once the initial Pet Deposit is paid, and the lease addendum and related documents are completed and signed, the pet may be brought into the apartment.

2. HANDICAP ASSISTANCE ANIMALS PERMITTED – these House Rules do not apply to seeing-eye dogs and other formally trained handicap assistance animals. These animals are permitted.
3. TYPES OF PETS ALLOWED – the following types of small domesticated animals may be kept as pets; cats, small dogs, birds, rodents, fish and turtles. Other types are not allowed.
4. LIMITATIONS ON PET OWNERSHIP:
 - Expected weight at maturity may not exceed 25 pounds
 - Cats and dogs must be house trained
 - Cats must be declawed
 - Cats and dogs must be neutered. Cats and dogs which cannot be neutered without danger to the animal's health may not be kept as pets
 - Only one fur bearing pet (dog, cat or rodent) may be kept in an apartment
 - Only two birds may be kept in apartment
 - Birds must be kept caged at all times, and the cage must be kept clean
 - Aquarium size may not exceed twenty (20) gallons

Management will establish a limit on the total number of fur bearing pets allowed in the property and pet approvals will be limited accordingly.

5. WHERE PETS MAY BE KEPT – pets may be kept only in the pet owner's apartment, with the following exceptions;
 - Cats, rodents, birds, fish and turtles are restricted to the pet owner's apartment, except for necessary trips such as for veterinary treatment.
 - Dogs may be walked (see rule #6), but must be on a leash whenever they are outside the owner's apartment.

Out of respect for residents and other persons who may be allergic to pets, or may object to pets, pet owners are required to avoid bringing pets through lobbies or other common areas of the property.

6. WHERE DOGS MAY BE WALKED – the following area of the property are designated for use as dog walking areas: AREA BETWEEN THE GARAGES. Dogs must be on a leash whenever they are outside the owner's apartment. Dogs may not be tied outside anywhere on the property grounds. Dog owners must use a "pooper scooper" to clean up behind their pets and must properly dispose of all dog waste by placing it in a plastic bag in the doggie station.
7. CAT LITTER – cat owners must maintain a litter box and must dispose of cat waste by placing it in plastic bags in the dumpster. Cat waste and litter may not be flushed down the toilet.
8. LICENSING – as required by State and local law, dogs will be licensed, and will wear the license tag at all times. The license can be obtained from the City Treasurer's office, and must be renewed annually. At the time of annual recertification, dog owners will provide a copy of the current license.
9. IMMUNIZATION – at the time of annual recertification, dog and cat owners will provide documentation that the pet has all immunizations required by State or local law.
10. PEST CONTROL – pet owners will permit inspection of their apartments by pest control experts selected by management, upon reasonable advance notice, and will pay for any pest control measures deemed necessary by management, for fleas or other pests related to pet ownership.
11. EMERGENCY SPONSOR – each pet owner will provide an Emergency Sponsor who will sign an agreement in a form acceptable to the Property Manager, to assume responsibility for the pet in the event of an emergency. If the Emergency Sponsor is no longer available or willing to take this responsibility the pet owner is responsible for advising the Property Manager, and for obtaining a replacement Sponsor.
12. EMERGENCIES – when a fire alarm sounds, pets are to be placed in the bathroom and the door is to be closed. If the Emergency Sponsor is not available in the event that the pet owner is not able to care for the pet, the Property Manager will turn the pet over to the local SPCA, Humane Society or similar organization; or if no such organization is available, to the local government's animal shelter, and all costs associated with emergency care of the pet will be responsibility of the pet owner.
13. VISITING PETS – only pets authorized under these Rules may be allowed on the property grounds or in apartments. Visitors to the property are not allowed to bring pets, with the exception of handicap assistance animals.
14. PET DEPOSIT – the pet deposit for a dog or cat is \$_____. There is no deposit or birds, fish, rodents or turtles. For a dog or cat the pet deposit may be paid as follows; **\$50 at the time the Lease Addendum is executed, and \$10 per month thereafter until the entire Pet Deposit is paid.**
15. PET DAMAGES – pet owners shall be liable for the entire amount of all damages to property premises caused by the pet, including any cleaning, deodorizing and pest control required because of the pet. Pet owners shall have full liability for injury or other damage caused by the pet to any person.
16. RESPECT FOR RIGHTS OF OTHERS – pet owners will respect the rights of others to quiet enjoyment of their homes, and will respect the fact that pets may make others feel uncomfortable. Pets which cause noise and pets which display aggressive behavior will not be allowed to remain on the property premises.
17. CHANGES IN RULES – the House Rules Regarding Pet Ownership may be changed by management from time to time by providing a copy of the revised Rules to all residents.
18. VIOLATIONS OF PET RULES – residents who are in violation of the House Rules Regarding Pet Ownership will be notified in writing of the violations. If management determines that the violation can be corrected, the resident will be given ten (10) days to correct the violation. If management determines that the violation cannot be corrected or if the resident fails to correct the violation, the Lease Addendum allowing the pet will be cancelled.