

**PET POLICY, AND
ADDENDUM TO RESIDENTIAL RENTAL AGREEMENT**

1. This pet lease agreement is entered into this ___ day of _____, between **Rose Court, Owner,** and **11 Robert Drive Lancaster NY 14086,** Resident and shall constitute an addendum to the Lease agreement between the same Owner and Resident.
2. Resident hereby agrees that the number of pets shall not exceed one (1) per unit. Only the pet described and named below shall occupy the apartment lease by Resident pursuant to the attached rental agreement. No additional or different pet is authorized under this agreement to occupy said apartment. A photograph must accompany this policy form. For those tenants who already have pets and have registered those with landlord at time of new owner change over, (October 1, 2009) make keep animals already in place. At any time those animals are removed from premise or deceased, residents are not allowed any additional or different pets.
3. Resident agrees to abide by the pet regulations according to the town residing in, to include but not limited to, leash law, noise, annoyance rules, and animal waste removal, license and vaccinations against rabies. Owner must provide proof of vaccinations and license. Pet must meet the qualifications as being neutered /spayed. **NO EXCEPTIONS.**
4. Resident agrees that the **pet** named and described below will be housed inside his/her apartment at all times. On a leash and accompanied by and under the control of the Adult Resident if pet is to be taken outside or walked. No animal may be leashed to any stationary object when outdoors. For example, no animal may not be tethered to a tree, fence, post, etc. A Leash, cord, or chain is not to exceed ten (10) feet in length. Tenant to clean up yard immediately of all feces.
5. Pet walking on Rose Court property is permitted only in designated walking area. Owners are responsible for daily removal of animal waste from common elements in units and in designated walking area.
6. Resident agrees that if said pet shall at any time become annoying with regard to barking, or making other loud noises for such an unreasonable time as it disturbs neighbors' rest or peaceful enjoyment of their unit or the common elements, Resident will immediately, upon notice from the Owner, remove said pets from the apartment or vacate the apartment.
7. Owner/Landlord shall not be liable for any damages to person or property caused by the pet named and described below and Resident hereby agrees to hold Owner harmless from such liability, assuming the same liability him/herself. Tenant is advised to purchase Renters Insurance. Pet owner is responsibility for any property damage, injury, and disturbance their pet may cause or inflict. An animal shall be deemed not under reasonable control when inflicting damage or injury by biting, jumping upon, polluting of property or by any other means whatsoever to person or property of others.
8. Breeding of any animal shall not be allowed in any unit or upon the property.
9. **Resident agrees to pay to Landlord additional rent upon execution of the Supplementary Pet Lease Addendum, the additional sum of \$30.00 per month for each pet.**

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10. Resident agrees to have all areas in apartment de-fleaed and carpets professionally cleaned upon vacating apartment. If carpets are not sufficiently cleaned Owner may withhold all or part of the pet lease deposit, depending on the condition of the apartment. The unpaid rent and damage deposit is withheld for Thirty (30) Days upon vacating said premises till area is 100% free and clear of fleas.

TYPE OF ANIMAL: _____ **NAME:** _____ **AGE:** _____

BREED: _____ **COLOR:** _____

SPAYED / NEUTERED CERT: _____ **RABIES CERT:** _____

LICENSE: _____

VACCINATION: _____

FLEA TREATMENT VERIFICATION: _____

TENANT NAME/ UNIT NUMBER: _____

DATE: _____