



HALSTON FLATS

PET POLICY

ADDENDUM TO LEASE

This Addendum is made a part of that certain Lease Agreement of same date between _____ (“Tenant”) residing at _____ (“Premises”) and 127 Halsey LLC (“Landlord”). This Addendum is being executed by **all** Tenants at lease signing, regardless if they currently own a pet or not, in order that all Tenants are specifically aware and acknowledge the Landlord’s Pet Policy described below.

IMPORTANT-PLEASE READ

The list of dogs below are **not** allowed under ANY circumstance, nor are any dogs that are a mix of these breeds whatsoever.
Tenant Initial _____

| | | | | |
|------------------------|-------------------------|--------------------------------|------------------------|-----------------------------------|
| Akita | Alaskan Malamute | Staffordshire Terrier | Chow | Doberman Pinscher |
| Great Dane | Pit Bull | Rottweiler | Siberian Husky | Staffordshire Bull Terrier |
| German Shepherd | Boxer | Perro de Presa Canarios | Any Wolf Hybrid | |

Breed restrictions are **not** limited to the above list, and the Landlord hereby specifically reserves the right to amend/modify the above list, or to restrict any/all animals and/or animal breeds at any time. Prior to Landlord executing the Lease and a Tenant with a pet taking possession of the Premises (or before moving a pet into an apartment under an existing Lease), each pet owner must supply current/updated records of vaccination for each pet before being allowed to move the pet into the Premises; Tenant must provide Landlord with a current photo of the pet; and this Policy/Addendum must be initialed/signed by the Tenant.

It is hereby agreed between Landlord and Tenant that Landlord will allow Tenant to have the pet described below in the designated Premises set forth above, specifically under the terms and conditions set forth herein. The permission granted herein is specifically limited to the **one (1)** pet described below.

Type of Pet: _____ Breed: _____ Color: _____ Age: _____ Sex: _____

Pet Deposit, Damage. Upon execution hereof, Tenant must pay Landlord an additional \$500.00 Pet Deposit. In addition, Tenant will pay an additional \$50.00 Pet Fee every month, due on the 1st of each month simultaneously with Rent. This Pet Fee shall be considered additional rent under the Lease. Tenant accepts full and complete financial responsibility for the any/all damages incurred or injury to persons or property that is caused by the pet described above, and Tenant hereby indemnifies and holds Landlord harmless with respect to same in all circumstances and in all situations, including, but not limited, to Landlord’s costs, expenses and reasonable attorney’s fees incurred.

Weight Limit. No pets larger than **40 pounds at maturity** are permitted under any circumstance.

No other animals. **Only dogs, cats, birds, and fish are allowed.** NO REPTILES, AMPHIBIANS, DANGEROUS/HARMFUL OR POISONOUS ANIMALS ARE ALLOWED. Tenant agrees that no additional or different pets, other than as stated hereinabove, will occupy the Premises, even on a temporary basis.

Leashes, Cages, Etc. PETS MUST NOT BE ALLOWED TO RUN LOOSE AND ARE NOT TO BE TIED OUTSIDE. Dogs and cats must be on a leash at all times when outside of the apartment. Birds must be caged at all times. Dogs **must** be crated at all times when apartment is unoccupied, and all Pets must be crated for any scheduled maintenance appointments. Pets are to be fed inside the apartment only, and food will not be left outdoors or in any common areas.

Pet Droppings. Tenant must walk the pet curbside only and not in any common areas. Tenant must clean-up after its pet, and any failure to do so will result in the assessment of a \$100.00 fee by the Landlord for each occurrence. This fee shall be deemed additional rent under the Lease.

Removal. **In its sole and absolute discretion,** Landlord may demand/secure the immediate and permanent removal of any pet from the Premises as a result of, including but not limited to, excessive noise, barking, damage to Premises or common areas, or nuisance complaints by other Tenants to the Landlord.

Dated: _____

Tenant _____
(Print Name)

Tenant _____
(Print Name)

127 Halsey LLC-Landlord

By: _____



Paramount Assets