

**PET ADDENDUM TO LEASE AGREEMENT  
ROYAL ARMS APARTMENTS**

**Pet Fee:**

- ◆ If the lessee has a pet prior to moving on property, the fee must be paid prior to or upon move-in. If the pet is obtained during the lease term, payment of said fee is due immediately. Full payment of the Pet Fee is required regardless of the length of time the pet occupies the premises.
- ◆ Lessee agrees to pay Lessor the following Pet Fee. Payment of this fee does not alter the Lessee's responsibility under the terms of the lease to keep the premises and its components clean and without damage.
- ◆ **\$300.00** Pet Fee Per Pet (Non-Refundable)

**Restrictions:**

1. Up to 2 Pets will be permitted per apartment.
2. The weight of each pet must not exceed 60 pounds at maturity.
3. These breeds will not be accepted regardless of weight unless they are a companion dog for assistance: Pit Bull, Chow, Rottweiler, German Shepherds, Doberman Pinscher, and mixes of these breeds.
4. The following pets will be allowed without a pet fee but must obey these rules: Small domestic rodents (hamsters, guinea pigs, rats, mice, etc) must be housed in a steel or appropriate secure cage. Lizards, crustaceans, and amphibians must be smaller than 2 feet in length and kept in an appropriate terrarium with secure top. Small birds (canary, finch, parakeet, etc) must also be caged. These animals must remain in their cages at all times. There should be no more than 2 pets per apartment regardless of size (fish excluded).
5. Small fish aquariums will be allowed without a pet fee but must not exceed 20 gallon capacity. Oversized tanks (greater than 20 gallons) require a Non-refundable Pet Fee and proof of Renter's Insurance.
6. This Apartment Community will not allow snakes, ferrets, squirrels, skunks, foxes, monkeys, pigs, chickens or any other farm animal, spiders and other insects, lizards over 2 feet in length or any animal born in the wild.
7. Each pet must be visually inspected by a member of the office staff before final approval is given for a resident to have a pet. A photograph of the pet must be kept in the resident's file.
8. All pets must be properly licensed and inoculated as required by local law. Resident agrees to maintain such licensing and inoculation of the pet and to furnish Manager with evidence thereof promptly upon request.
9. No "visiting" pets are permitted.

**Pet Rules:**

1. The pet owner will be responsible for any damage created by the pet, either in the apartment or any other areas of the building or grounds.
2. Pet owner will be held financially liable for the cost of ridding the apartment and/or the buildings of fleas if it is determined that his/her pet is the cause of the problem.
3. Pets must be kept on a leash or in a carrier when outside the apartment.
4. Pets must be walked in designated pet areas (if provided) or off the property.
5. Pets are not to be left unattended or chained outside the apartment or on a patio.
6. Pet houses are not permitted on patios or balconies.
7. Waste elimination from the pet must be disposed of immediately and properly by the pet owner.
8. Pet owner must provide name, address and phone number of an "emergency contact person" to assume immediate custody of pet in the case of serious illness or death of the pet owner. If no emergency contact exists, or if contact does not assume immediate custody of pet, Management will make arrangements to have the pet removed by local animal shelter personnel. Pet owner shall be responsible for all expenses connected with removal of the pet.

**Breach of Pet Addendum:**

Resident shall guarantee that they will abide by the pet rules and insure that the pet does not at any time disturb any other resident of the Apartment community nor damage any property located in the Apartment or in the Apartment Community. If, in Manager's sole opinion and discretion, the pet exhibits aggressive behavior that poses a threat to another individual or pet, or the pet has disturbed or is disturbing any other resident or has caused or is causing damage to property in the Apartment or Apartment Community, the pet must be removed within ten (10) days after written request. 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.