

# Tiger Properties, LLC

## Lease Addendum

### Pets Only

This Addendum is made to the Lease dated \_\_\_\_\_ between TIGER PROPERTIES, LLC, LANDLORD,  
and \_\_\_\_\_, RESIDENT(s), for the premises known as \_\_\_\_\_.

***This Pet Addendum is designed to protect all residents (whether or not they own pets), and to encourage the safety and well-being of approved pets.***

#### 1. PET ENTRANCE REQUIREMENTS

##### A. DEFINITION OF "PET"

For the purpose of this addendum, the term "Pet" is defined as small dog, small cat, bird or fish which belongs to resident of the property and which is domesticated. Animals that are used to assist the handicapped (Seeing-eye dogs, for example) are not covered by this addendum. Other types of Pets are not permitted anywhere.

##### B. ANIMALS THAT ASSIST THE HANDICAPPED

To be excluded from this Pet Addendum, the Animal Owner must certify in writing that he or she is handicapped, that the Animal has been trained to assist persons with that specific handicap, and that the Animal actually assists the handicap resident. Animals also excluded from the Pet Addendum must conform to regulations of any applicable Federal, State or Local law.

##### C. RESIDENTS'S ABILITY TO MAINTAIN PET

Each Pet Owner must be physically and mentally capable of taking care of the Pet. A physician's statement will be acceptable proof. Any resident who, by their health, habits or practices, demonstrates an inability to comply with the Pet Addendum will not be permitted to have or maintain a Pet.

##### D. PET FEE

A Pet Fee is not required for a fish, if the aquarium is 10 gallons or smaller. A Non-refundable Pet Fee of \$250 is required for all other Pets. There is also a monthly Pet Rental Fee of \$20 per month per Pet. If a Pet Owner does not make the required Pet fees when due, the Animal Owner may be required to remove the Pet from the premises. No Pet Fee is required for birds; however, birds are not allowed to fly free in the Pet Owner's apartment.

##### E. SIZE OF PET

A Pet shall weigh no more than 30 pounds at maturity. For cases in which a Pet's weight at maturity is questionable, American Kennel Club standards shall be used for dogs and Cat Fanciers Association standards shall be used for cats.

##### F. NUMBER LIMITATIONS

Only one type of Pet per apartment is allowed. No more than two birds per apartment.

##### G. CARE OF PET

The Pet Owner must annually provide proof that their Pet has been inoculated in accordance with State and Local law. All dogs or cats over 6 months of age must be spayed or neutered.

##### H. REGISTRATION

The Pet Owner must provide proof that the Pet is licensed, if required by the City or County in which the property is located. The Pet must wear a license tag, if required by the City or County. The Pet must wear a tag showing the name and address of the Pet Owner. The Pet Owner must provide the name, address and phone number of two or more persons, other than residents, who will care for the Pet if the Pet Owner dies, is incapacitated or is otherwise unable to care for the Pet.

#### 2. PAPERWORK

The Pet Addendum will expire at the end of the initial term of the Pet Owner's lease. Upon expiration, the Pet Addendum will be renewed provided that (a) the Pet Owner and the Pet are in compliance with the Pet Policy in effect at the time; (b) for dogs and cats, the Pet Owner provides proof that the Pet is properly licensed, if required by the City or County; (c) for dogs and cats, the Pet Owner provides proof of

vaccinations and tests are recommended by a veterinarian or required by the City or County; and (d) no damage has occurred to the premises in which the owner and Pet reside.

3. REQUIREMENTS FOR PET OWNERSHIP

A. TAGS

At all times, dogs and cats will be required to wear appropriate tags which verify licensure, and a tag with the Owner's name and address.

B. FLEA CONTROL

For dogs and cats, the Pet Owner shall keep the apartment free of fleas at all times. If fleas are discovered in the apartment, the Pet Owner will have the apartment treated at the Pet Owner's expense by a properly licensed pest control company until the fleas are eradicated. Any treatment for fleas within thirty (30) days of move-out will be the responsibility of the Pet Owner.

C. PET CONTROL IN PUBLIC AREAS

Pets shall be carried in all public areas inside buildings. Pets shall be on a leash outside of buildings. Pet exercise areas will be designated on the grounds of the property. Pets will not be exercised on other areas of the grounds.

D. WASTE CONTROL

Pet Owners **shall be responsible for immediate cleanup after exercising a Pet.** Waste shall be bagged and placed in a dumpster. For any waste not properly disposed of by the Pet Owner and required removal by on-site staff, the Pet Owner will be billed for damages and served a Lease Violation Notice. Kitty litter is to be bagged, securely tied and carried to the dumpster. Kitty litter must be changed and removed from the apartment at least twice a week.

E. COMPLIANCE

Pet Owners accept that they are responsible for the conditions and actions of their Pets. Any noncompliance with this Pet Addendum constitutes noncompliance with the property's Lease Agreement.

4. MISCELLANEOUS

A. FIRE EMERGENCY

Concern for human safety must take precedence over Pets. If evacuation is necessary, the fire department will be responsible for the evacuation of residents and other persons first, and then Pets. Pets must not inhibit any safety measures taken on behalf of residents.

B. REMOVAL OF THE PET

In the event of emergency when the Pet Owner is absent, the Property Manager is permitted to have the Pet removed at the Pet Owner's expense to a veterinarian of the property's choice. The Property Manager is permitted to have the Pet removed at the Pet Owner's expense if it exhibits dangerous behavior or signs of illness presenting a potential hazard to the health and safety of the community.

5. PROPERTY'S REMEDIES

The Property Manager shall have the right to notify the Pet Owner in writing of any problem involving the Pet—(including, but not limited to: cleanliness of the apartment, damage to the apartment or elsewhere on the premises, excessive noise, or harassment of other residents)—and give the Pet Owner fourteen (14) days to remedy the situation including, if necessary, removal of the Pet from the property. If the problem is not satisfactory remedied by the Pet Owner, the Property Manager shall have the right to begin eviction proceedings against the Pet Owner.

6. ACKNOWLEDGEMENT

The Pet Owner hereby acknowledges that he or she has read and understood the Apartment Community Pet Policy, and agrees to comply with all of its provisions.

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
PET OWNER DATE SIGNED

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
PROPERTY MANAGER FOR LANDLORD DATE SIGNED