



Pet Addendum to Apartment Lease

This pet addendum is an amendment to the lease dated _____ between _____ (Hereinafter TENANT) and _____ (Hereinafter OWNER) covering the premises known as _____ (ADDRESS) (APARTMENT #) _____ (CITY) (STATE) (ZIP CODE)

This document modifies the Lease Agreement as described below.

Pet name: _____
Pet type (dog, cat, other): _____
Pet breed: _____
Pet description: _____
Pet weight: _____ Pet age: _____
Indoor ____ Outdoor ____ Spayed/Neutered (Y/N) ____

Owner grants permission to Tenant to keep the Pet described in the Pet Agreement and Application (and no other pets) at the aforementioned premises, subject to the Terms and Conditions of the Lease Agreement. Owner reserves the right to revoke this permission at any time, should Tenant fail to comply with the Terms and Conditions of the Lease Agreement and to this Addendum as follows:

1. That Resident has read, understands, and agrees to abide by all applicable house policies pertaining to pets.
2. That Resident has completed a Pet Agreement and Application Form and has been granted permission by the on-site agent to keep the pet(s) specified under the following terms and conditions:
 - a. That the pet will be allowed out of the pet owner's unit or yard only under the complete control of a responsible human companion and on a hand-held leash or in a pet carrier.
 - b. That any damage to the exterior or interior of the premises, grounds, flooring, walls, trim, finish, tiles, carpeting, or any stains, etc., caused by the pet will be the full financial responsibility of the resident and that resident agrees to pay all costs involved in the restoration to its original condition. If because of any such stains, etc., said damage is such that it cannot be removed, then resident hereby agrees to pay the full expense of replacement.
 - c. That the resident will provide adequate and regular veterinary care, as well as ample food and water, and will not leave pet unattended for any undue length of time. Resident will diligently maintain cleanliness of litter boxes as well as pet sleeping and feeding areas. Resident will prevent pets from engaging in behaviors or creating excessive noise at a level that disturbs neighbors, including, but not limited to, barking, jumping, and running.
 - d. That, if there is reasonable cause to believe an emergency situation exists with respect to the pet, and if efforts to contact the resident and emergency caretaker are unsuccessful, the rental manager or the rental manager's agents may contact the local animal control authority and assist its staff in entering the resident's apartment. Examples of an emergency situation include suspected abuse, abandonment, fire or other disaster, or any prolonged disturbance. If it becomes necessary for the pet to be boarded, any and all costs incurred will be the sole responsibility of the resident.

e. That the resident agrees to indemnify, hold harmless, and defend rental manager or rental manager's agents against all liability, judgments, expenses (including attorney's fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by the resident's pet(s).

f. That Owner also has the right to enter the premises if there is reason to believe the Pet poses a threat to the health and safety of others or if a violation of the Lease Agreement or Addendum is suspected. Owner will not enter the premises without first making a reasonable attempt to request entry from the Tenant, except in the case of an emergency or Tenant's failure to respond within a reasonable amount of time. If the safety of the Pet or others is threatened for any reason, Owner has the right to remove the Pet at any time and place it in the custody of Animal Control. Any fees incurred for the Pet's removal or boarding are the responsibility of the Tenant.

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____
For Shamrock Corp.

PET FEE: \$500.00 NON-REFUNDABLE



Shamrock Corporation
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