

# THE MILL

## Pet Lease Addendum

Date of Request: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Start Date Of Pet Lease: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Tenant Name: \_\_\_\_\_ Apartment: \_\_\_\_\_

Pet Name: \_\_\_\_\_ Type of Pet: \_\_\_\_\_  Male  Female

Pet Breed: \_\_\_\_\_ Pet Age: \_\_\_\_\_ Pet Weight: \_\_\_\_\_

**A photo of the pet and copies of your pet's vaccination records must be submitted along with this form.**

All pets must be pre-approved by The Mill Apartments, Landlord, before being brought on the property and must meet specific criteria to be approved. Please see the leasing office for complete details on criteria and restrictions on type, age, size, breed, etc. All dogs under 12 months of age are considered puppies and are not permitted under any circumstances. Any pets visiting for any amount of time must also be pre-approved under the same criteria and require a temporary pet lease if approved.

If the pet is approved, The Mill Apartments, Landlord, agrees to allow the pet indicated above under the following conditions:

**Tenant will pay a Pet Deposit of \$50.00 per pet which will be treated as a Security Deposit and processed at the end of the tenant's final lease term. Tenant will also pay a Pet Fee of \$100.00 per pet (non-refundable).**

**Tenant will pay Pet Rent of \$25.00 per month (or partial month) per pet.**

Tenant understands that costs related to potential damages from a pet can exceed the amount of security deposit. Tenant will be billed and held responsible for any and all such damages. Permission to keep a pet may be revoked at any time if tenant fails to comply with the Pet Addendum, the pet in any way becomes a nuisance to other residents or causes damages to the apartment or other property, or the pet is not cleaned up after properly. Further:

1. All tenants in the apartment agree to have this pet, as indicated by signatures and printed names here:

Tenant #1: \_\_\_\_\_ Tenant #2: \_\_\_\_\_

Tenant #3: \_\_\_\_\_ Tenant #4: \_\_\_\_\_

2. Pet litter boxes, cages, crates, tanks, etc will be emptied and cleaned regularly by tenants.
3. The city of Harrisonburg has a leash law, and tenants are expected to abide by that and all other laws pertaining to pets, including required vaccinations, tags, licenses, etc.
4. Tenants are required to walk dogs around the perimeter of The Mill (not next to the apartment buildings). Tenants are expected to clean up and dispose of any pet waste immediately. Failure to do so will result in charges billed to the tenant responsible for the pet. Repeated violations will result in termination of pet lease.

Tenants who have pets are responsible for finding roommates who agree to live with that pet. If the Landlord has trouble renting a room or rooms because of the presence of a pet, the Pet Addendum will be terminated by The Mill management. If the tenant responsible for the pet renews a lease for an additional year with new roommates, the new roommates must also agree for the pet to stay and the Pet Addendum must be updated.

This Pet Addendum shall expire at the end of the tenant's final lease term, or may be terminated by the tenant with at least 30 days advance written notice to Landlord. Pet Rent will be charged on the 1<sup>st</sup> of every month until such written notice is submitted to the office. No partial payments will be accepted nor refunds given for Pet Rent already charged. This Pet Addendum is not transferable to any other pet. Each pet requires its own Pet Addendum, deposit, rent, etc.

**Person responsible for pet security deposit, rent, fees, damages, and any other charges sign below:**

Tenant/Pet Owner: \_\_\_\_\_ Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

All other aspects of original lease not specifically modified by this document remain in full force and effect. Signature of landlord's agent signifies acceptance of Pet Lease Addendum.

Agent for Landlord: \_\_\_\_\_ Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_