

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. 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 an additional Pet Deposit of \$350.00 per pet which will be treated as a Security Deposit and processed at the end of the tenant's final lease term; \$100.00 of this is refundable; \$250.00 of this additional deposit will be non-refundable.

Tenant will pay an additional Pet Rent of \$25.00 per month per pet.

Tenant understands that costs relate to potential damages from a pet can exceed the amount of \$100 refundable 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 the 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/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 which tenants are expected to abide by and all other law pertaining to pets.
4. Tenants are required to walk dogs around the perimeter of the property (no 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 roommate 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. 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 a new Addendum must be completed.

This Pet Addendum shall expire at the end of tenants final lease term, or may be terminated by the tenant with at least 30 days advance written notice. Pet rent will be charges on the 1st of every month until such written notice is submitted to the office. No partial payment will be accepted nor refunds given for 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, rent, fees, damages, extermination, and any other charges sign below:

Tenant/Pet Owner: _____ Date: _____ / _____ / _____

All other aspects of original lease not specially 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 _____ / _____ / _____