

PET ADDENDUM

This will serve as an Addendum to the Resident Occupancy Agreement dated _____ (the “**Agreement**”) regarding property located at _____ (the “**Home**”), between Corvias Air Force Living, LLC (“**Owner**”) and _____ (“**Resident**”).

1. Only certain types of animals may be kept as pets:
 - a. The following breeds of dogs (and dogs that have any of the following breed lineage) are deemed aggressive or potentially aggressive and will not be permitted to be kept in the Home or allowed in the Neighborhood: Pit Bulls, Staffordshire Terriers, Rottweilers, Chow Chows, Doberman Pinschers, and wolf hybrids. Exceptions to this rule can be made only for (i) a certified military working dog that is being boarded by its handler/trainer or (ii) a specific dog that has been approved by the Installation Commander in writing.
 - b. Exotic animals are prohibited including, but not limited to: monkeys, pot-bellied pigs, hedgehogs, skunks, raccoons, squirrels, ferrets, rodents (including mice and rats but excluding hamsters, gerbils and guinea pigs).
 - c. Reptiles (excluding desert tortoises kept in accordance with the Desert Tortoise Adoption Program), arachnids, insects, farm animals, ranch animals, and wild animals are prohibited.
 - d. Caged birds, fish and authorized rodents (hamsters, gerbils and guinea pigs) in cages may be boarded in the Home in addition to the two (2) authorized pets, and do not require a Pet Addendum or pet fee/deposit. However, no fish aquariums or tanks over 30 gallons may be kept on the second floor of the home.
 - e. The prohibition on aggressive or potentially aggressive breeds also extends to other dogs that demonstrate a propensity for dominant or aggressive behavior as indicated by any of the following types of conduct:
 - Unprovoked barking, growling, or snarling at people approaching the animal
 - Aggressively running along fence lines when people are present
 - Biting or scratching people
 - Escaping confinement or inclination to chase people

Residents identified as owning and/or harboring a dog of one of those breeds will be immediately evicted without appeal.

2. Only two (2) pets are permitted.
3. Resident is hereby authorized to keep the following pet(s):

	Pet #1	Pet #2
Name		
Type (cat, dog, etc.)		
Breed		
Color		
Weight		
Age		
State of License and License Number		
Date of last rabies shot		
Housebroken (yes/no)		

NOTE: Attach photo of all authorized pets.

4. All pets must be licensed in accordance with all applicable laws and regulations. All dogs must wear a collar with the required dog tag attached. Licenses must be renewed on or before the expiration date of current tags. All cats are required to have an identification tag on their collar with the owner's name, address and telephone number. All dogs and cats will receive or must have a permanent microchip electronic identification implant.

The pet(s) must have current inoculations and Resident shall submit records of inoculation upon Owner's request. Rabies immunizations are required for dogs and cats and must be documented with shot tags on the pet's collar. All pets must have a current vaccination history.

5. Resident agrees to pay Owner a non-refundable Pet Fee of \$100 per pet, in addition to a refundable Pet Deposit of \$200. The Pet Deposit is \$200, regardless of number of pets.

The total owed by Resident is: \$_____.

Neither the Pet Fee nor the Pet Deposit is a limit of Resident's liability. Resident will be liable for all damages caused by the pet, including but not limited to, all cleaning, de-fleeing and deodorizing (if necessary), as well as all damage to carpet, flooring, doors, walls, shades, blinds, windows, screens, appliances, cabinets or any other property damages to either the Home or the community, including landscaping. If items cannot be cleaned or repaired to Owner's satisfaction, Resident will be responsible for replacing them completely. Payment for all damages, repairs, cleaning, replacements, etc. are due immediately upon demand of Owner. For details regarding potential damage costs, please refer to the Resident Move-Out Inspection Check List.

6. Resident is responsible for any and all personal injuries or damages caused by their pet(s). Resident will be responsible for all costs of litigation, attorneys' fees or other damages as a result of any such damage or injury.
7. Resident is encouraged to obtain liability insurance.
8. Resident agrees to comply with all applicable laws and regulations, such as, but not limited to, permitted breeds, licensing, inoculations, animal behavior, etc. and such rules and regulations that may be reasonably adopted from time-to-time by Owner.
9. No breeding is allowed.
10. Pets may not be tied to any fixed object.
11. Pets, other than support pets, are not allowed in swimming pool areas, laundry rooms, offices, playgrounds, or other recreational facilities or dwellings.
12. It is recommended that all pets be fed inside the Home. However, if pets must be fed outside, then no pet food may be kept or stored outside of the Home except when pets are being fed.
13. Pets should not make excessive disturbing noises. These noises include, but are not limited to, continued and repeated howling, barking, whining, or other utterances that cause unreasonable annoyance, disturbance, or discomfort to neighbors or others in close proximity to the premises where the pet is kept or harbored. Resident will immediately and permanently remove pets from the Home if Owner or Community Manager receives a reasonable complaint from any other resident, or if Owner or Community Manager determines that the pet has or is disturbing neighbors or other residents.

14. In some circumstances, an animal control officer, humane society representative or Installation veterinary representative may be permitted to enter the Home and remove a pet or pets, if in Owner or Community Manager's discretion, (i.) the pet(s) have been abandoned; (ii.) the pet(s) have been left in the Home for an extended period of time without food or water; (iii.) Resident has failed to care for a sick pet; or (iv.) the pet has become a public nuisance to the surrounding community.
15. Un-spayed female pets must be kept in isolation during their heat period to prevent attracting male animals.
16. Pets may not be left in vehicles.
17. All pets, except dogs cats and desert tortoises kept in accordance with the Desert Tortoise Adoption Program, must be kept in cages or tanks at all times. All other pets must be confined to the Home or restrained by a fence in the back yard of the Home. Pets are to be kept on a leash (not to exceed 15 feet in length) and under the owner's supervision and control at all times when outside of the Home.
18. Resident is responsible for removing all pet waste promptly from the Home and the Neighborhood common areas. All pet waste must be removed immediately after each occurrence. If available, the Neighborhood will have a common area set aside for pet exercise and relief, but it remains the Resident's responsibility to clean up any waste from their pet. Resident will incur charges for failure to comply, and the expense will be commensurate with the cost for a third party to remove the pet waste. Pets should not be permitted to soil patios, porches or the interior of the Home. Disposal of pet waste droppings are to be handled as follows:

Cats: Cats must have a litter box. Litter should be cleaned daily and changed and removed twice weekly. The litter must be wrapped and sealed before being disposed of in the trash.

Dogs: Dog owners are not permitted to leave pet waste anywhere in the Neighborhood. Dog owners must carry a disposal bag and clean up after their pet. The picked up pet waste must be wrapped and sealed before being disposed of in the trash.

Other Pets: Pet waste and cage litter must be frequently and regularly disposed of in wrapped and sealed bags and disposed of.

Violation of this provision will result in an automatic waste removal charge of \$20.00 per occurrence.

19. Resident agrees to have the Home professionally treated for fleas and ticks prior to vacating, if necessary. Proof of treatment must be provided to Owner.
20. On the occasion of a loose or unattended pet, Owner will contact the Resident. The Resident must immediately come and retrieve the pet. If the pet remains loose, Owner will contact the Animal Control Section or other appropriate authority to pick up the pet and take it to the shelter.
21. Owner or Community Manager may inspect the Home, upon notice to the Resident, if complaints have been received or upon demand (after a 24-hour notice) if Owner or Community Manager has reason to believe the pet is a threat to the health and safety of other Residents or the Neighborhood, or has caused physical damage to the Home.
22. Resident is responsible for informing guests that non-resident guests' pets are not allowed in the Home or common areas.
23. Residents will not be permitted to use the Home to care for pets belonging to other persons without the written consent of Community Manager.

Failure to comply with the provisions of this Addendum may result in the removal of the pet(s) from the Home and/or eviction of the Resident from the Home. Any Resident who has been required to remove a pet due to violations of these provisions will not be permitted to have any further pets in the Home.

Resident

Corvias Air Force Living, LLC, by Corvias Management – AF, LLC, its agent

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Date: _____

Date: _____