



1720 Treetop Drive
Charlottesville, VA 22903
www.Woodscv.com
(434) 245-9663 P
(434) 296-9908 F

PET ADDENDUM

This Agreement made this _____ day of _____, 20____. The sufficiency and receipt of which all parties hereby acknowledge having received, The Woodlands “Management” and _____ “Resident”, have signed this Addendum to cover the special obligations and needs entailed in keeping a pet at a Condo Community. This Addendum applies to a lease dated _____ with respect to Unit # _____ and applies to all Residents of said unit. No resident is permitted to have a pet without having signed this Addendum. Residents are allowed to keep a pet only under the following terms and conditions, and Management shall have the right to terminate the Resident’s rental agreement or terminate the Resident’s right of possession for any violation of this Addendum. Resident is not permitted to add or substitute any animal for those described below without prior written consent of Management.

Our Condo Community has a weight limit of 60 pounds and must be at least one year old*, and only common domestic pets are permitted. Exotic, vicious, or aggressive breed animals are not allowed. Each resident is expected to know the needs of their pet(s) and carefully supervise their pet(s). Resident acknowledges that Management only allows 1 pet per unit (maximum weight of 60 pounds*) or a total of 2 pets per unit (maximum weight of 25 pounds each*).

* Up to Management discretion

DESCRIPTION OF PET:

Please list the following information: Type of pet, breed, name, age, weight, and coloring. MUST attach a photo if available. One can be taken on site if needed.

Pet (1): _____
Pet (2): _____

ADDITIONAL COMMENTS:

1. The terms of this Addendum shall be the same of that specified in the above referenced rental agreement.
2. Management shall have the right to require residents to remove the pet from the Resident’s condo and from the Condo Community for any violation of this addendum, in addition to the remedy of terminating the rental agreement.
3. Fees: Resident agrees to pay the following charges and fees, as indicated, all of which are in addition to those specified in Paragraph 6 or other provisions of the Rental Agreement. Resident acknowledges and agrees that a pet generally causes damages to flooring, carpeting, walls and doors, which exceeds normal wear and tear.

Non-Refundable Pet Fee: A non-refundable pet fee of \$150.00 per pet shall be due prior to move-in. Payment of said fee does not constitute liquidated damages, and Resident shall be liable for all damages exceeding normal wear and tear (without regard to whether a pet has been kept in said premises), rents and other sums or charges, which are or will come due under the Rental Agreement. In an addition to the non-refundable fee, there is a \$25.00 monthly (per) pet rent payable on the first day of the month. This is in addition to the rental rate listed on the lease agreement.

Refundable Pet Fee: A refunded fee of \$150 per pet shall be due prior to move-in. This deposit may be applied to any and all balances owed at move-out. Resident shall be liable for all damages exceeding normal wear and tear (without regard to whether a pet has been kept in said premises), rents and other sums or charges, which are or will come due under the Rental Agreement.

4. Resident acknowledges and agrees that the above rent and fees do not constitute liquidated damages and are not a limit on the amount of damages, repairs, pesticide treatments, and cleaning fees which may come due. Resident is responsible for payment of any replacement of carpeting, flooring, sub-flooring, and for flea treatments, shampooing, or deodorization.

5. **INSURANCE AND IDENTIFICATION:** It is recommended that the Resident purchase a renter’s insurance policy which provides for liability insurance that covers any damages or claims caused by said pet, including but not limited to resident’s

negligence in failing to supervise and control said pet which results in property damage or personal injury to other residents, other occupants, guests, invitees, management staff or management's vendors who supply goods and services to the property.

6. PET RULES AND REGULATIONS:

A) Resident shall control and prevent pet from barking or other behavior which disrupts or interferes with other residents' quiet enjoyment of their premises or disrupts Management in carrying out its day-to-day business on the property. Failure to abide by these rules may lead to termination of the rental agreement. Resident shall not allow or permit their pet to attack or bite any other person or pet. If an attack occurs, Management reserves the right to require Resident to remove said pet permanently from property. Resident shall not abandon or neglect their pet in any manner.

B) Resident shall feed, provide water, clean, care and supervise their pet at all times. In the event that Management discovers that Resident's pet appears to be abandoned, neglected, abused, unattended, unsupervised, causing damage to the condo or Condo Community, or in need of emergency or veterinary treatment, Resident grants Management the right to take such steps as Management in its discretion deems necessary to protect the animal from the Condo Community and delivery of the same to the county animal control department, the Humane Society, a veterinarian, or a temporary or permanent foster home.

C) Resident shall maintain their pet on a leash at all times when the pet is outside the condo or on any portion of the Condo Community. Pets are not permitted to run free or unleashed around the property. Resident shall provide a proper and appropriate cage, bedding, or sleeping pallet suitable and appropriate for the particular pet, taking into consideration the pet's characteristics and temperament.

D) All pets shall be properly licensed and must display the proper tags and identification to show that they have received proper vaccinations and treatment for rabies or transmittable diseases. Dogs and cats shall have a collar with a tag showing the name, phone number, and address of its owner.

E) Resident shall be responsible for cleaning up all pet feces and disposing of the same in a clean, sanitary manner. Resident shall not permit any pet excrement or urine on common area hallways, steps, or walkways. Resident shall not allow pet excrement or urine to damage landscaping, flowers, shrubs, or grass. Pets must be walked only in designated "Pet Areas" or, if none, in natural wooded areas surrounding or off the Condo Community property.

The following shall apply to a violation of this policy:

FIRST: A written warning specifying the complaint will be issued to the Tenant, a \$25.00 charge will be immediately due and payable by the Tenant, and Landlord may, in its discretion, declare the Lease to be in default.

SECOND: Upon a second violation, a \$75.00 charge will be immediately due and payable by the Tenant, and the Landlord may declare the Lease to be in default.

The charges above for violation of the pet feces clean-up policy constitute fees to cover the administrative costs of handling a pet violation but do not cover damages or destruction due to urine, carpet repair, etc. caused by a violation of this policy. Tenant shall remain liable for any and all damages exceeding normal wear and tear to the apartment caused by the pets or animals, and the above fees are not intended to release Tenant of such liability.

F) Pet shall not be tied or tethered to buildings, patios, balconies, landscaping, trees, stakes, or any portion of the Condo Community common areas or grounds.

G) Pets are not permitted in the Management/Leasing Office, Clubhouse, Fitness Room, Swimming Pool, or any recreational amenity or facility on the property.

**Management reserves the right to remove the pet and/or any unauthorized pets from the premises if any of the above policies are violated. In addition, Tenant acknowledges Management reserves the right to remove a pet if Management receives continued (three or more) complaints from roommates or neighbors regarding a violation of the above policies.

In witness of whereof the parties have caused the presents to be signed in person or by a person duly authorized the day and year written above.

Management, As Authorized Agent

Resident

Resident

Owner Signature

Resident