

**Management Services Corporation of Charlottesville
Pet Addendum**

Supplement to Lease Agreement dated _____ by and between Salem Wood Apartments hereinafter called Landlord, and _____ hereinafter called Resident, for the leased premises known as _____ (Address).

Required Fees

\$350.00 Non-refundable fee for 1 pet
\$500.00 Non-refundable fee for 2 pets
\$35 Monthly fee per pet

1. These fees do not cover any damage caused by pet(s), and is for the privilege of having pet(s) at our community. This fee will not be refunded to the Resident at any time.
2. Resident agrees to indemnify, hold harmless, and defend Landlord 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 caused by Resident's pet(s).
3. Resident understands that any damage to the exterior or interior of the premises, grounds, flooring, walls trim, finish tiles, carpeting, or any stains, etc. caused by pet will be the full responsibility of the Resident and that the Resident agrees to pay all costs involved in the restoration to its original condition. If because of any such stain, etc. said damage is such that it cannot be removed, than the Resident hereby agrees to pay full labor expense of such replacement and full value for the damaged item as determined at the time of destruction. Resident is responsible for any extermination that may be required.
4. Resident agrees to promptly comply with all rules and regulations set forth by the community in regards to keeping pets. Visiting pets are not allowed.
5. In the event that the Resident should fail to comply with any of the rules and regulations listed below, upon receipt of written notice, all pets must be removed from premises within the time period set forth in the written notice.
6. Resident understands that management reserves the right not to perform service requests if pet(s) are not confined or the Resident is not present to restrain pet(s) during maintenance service.



RULES AND REGULATIONS

1. Owner must comply with all State and Local regulations as to licensing, inoculations, etc. All pets are required to wear identification tags.
2. Pets are not permitted outside except on a leash attended by the owner. Pets are not permitted to run loose at any time.
3. Pets must be walked away from all buildings, walks, recreational areas or other frequented paths. **Owner must properly dispose of animal waste. Failure to do so will result in a fine of \$50 per incident and/or the loss of the privilege of keeping a pet on the premises.**
4. Noise or barking is not acceptable, and will constitute a justifiable complaint and breach of lease.
5. Resident agrees that the pet(s) described below is/are the only pet(s) kept at apartments.

Pet's Name: _____ Breed: _____ Weight: _____
 Pet's Name: _____ Breed: _____ Weight: _____

ANIMALS ARE REQUIRED TO WEAR ID TAGS

6. Management will not allow the following breed or types of animals on the premises: Reptiles, Rodents (including ferrets), Rottweilers, Doberman Pincers, Pit-Bulls, Pit Bull Terriers, Staffordshire Terriers, Chow Chows, Wolf or any hybrids, Alaskan Malamutes, Presna Canarios or Cane Corsos, unless used as a service animal.

This includes mixed breed dogs with one of more of the aforementioned breeds. (Effective 12/18/2015)

7. Pets may not be left on balconies or patios or left unattended for any reason. Chaining pets on patios or grassy areas is not permitted.
8. Management has sole discretion to accept or deny any pet(s) with or without cause.

WITNESS THE FOLLOWING SIGNATURES:

Resident _____ Date _____ Resident _____ Date _____
 Resident _____ Date _____ Resident _____ Date _____
 Authorized Agent: _____ Date _____



