



1. A monthly pet fee/rent of \$45 per pet will be added to the current monthly rent.
2. A non-refundable pet fee of \$300 for one pet and \$450 for two pets is required.
3. The Resident must keep any pet on a leash when outside the individual apartment unit. The pet will be handled by a responsible individual at all times when outside the apartment unit. No pet shall be tied or allowed outside at any time (including patios and balconies) for any reason, unless being walked on a leash.
4. The Resident will exercise the pet only in designated areas (if indicated) and will remove all pet waste on private and public property.
5. The Resident shall obey all city/county laws, ordinances, and rules, including Agent's rules relating to pets. The Resident agrees that these ordinances, laws, and rules are designated to protect the health, safety, and welfare of the other Residents and members of the community. The Resident shall maintain and keep current shots, vaccinations, and licenses for the pet. The Resident shall provide copies of all records to management.
6. A barking and/or whining pet is a nuisance and will not be permitted. The Resident agrees to remove from the premises, any pet that is a nuisance to other Residents or Agent within forty-eight (48) hours. Any aggressive pet shall be removed within twenty-four (24) hours. Should removal of the pet be necessary, all lease obligations shall remain in effect and binding on the Resident.
7. Breeding of any pets is prohibited. The Resident must take extra care in supervising and controlling their female pet, for the duration of its heat period.
8. The Resident is responsible for the actions of their agents, family, guests, and invitees.
9. All pets must wear a collar with current tags at all times.
10. Pet food is not permitted outside the home.
11. Resident acknowledges that employees and/or agents of Owner will not enter the unit to perform requested work while the pet is unattended.
12. Visiting pets are prohibited.
13. Pets are to be maintained in good health and free of fleas, ticks, and mites, or any parasites.
  - a. The Resident agrees to pay, as additional rent, all costs of extermination required to remove fleas, mites, ticks, or other infestation at the Premises, caused by or related to the pet.
14. The Resident agrees to immediately clean up and properly dispose of all pet waste deposited by their pet(s) in any common area, yard, landscaped area, parking lot, or walkway of the community.
  - a. Failure to remove and properly dispose of pet waste will result in a \$50.00 fine per incident, in addition to the actual cost of cleaning or damage repair if required. Fines are considered additional rent and are due within the next month's rental payment.



- b. Management may document violations with photographs, staff witness reports, or other reasonable evidence.
- c. Three or more violations in any 12-month period may result in termination of pet privileges and/or lease termination, subject to Maryland law.

15. The Resident agrees to pay, as additional rent, the cost of repairing or replacing all damages caused by the pet, including, but not limited to:

- a. Repairing damage to carpet, padding, and underlayment, or to wood or tile floors. Commercial cleaning and deodorizing of carpeting, padding, and underlayment needed to eliminate pet urine, dropping stains, and/or odor. Replacement of any part of the carpet, padding, and underlayment or wood or tile floors that cannot be repaired or commercially cleaned and deodorized to eliminate pet urine, dropping stains, and/or odors.
- b. Repair and/or replacement of any damaged lawns, shrubs, or landscaping.

16. If applicable (town homes only) Residents who maintain dogs at the Premises are required to sign a "FENCE ADDENDUM" as part of the required "PET ADDENDUM".

17. There is a limit of two (2) pets per apartment unit or town home, not to exceed a combined weight of 100 pounds.

18. THE FOLLOWING DOGS, OR ANY MIXTURE OF, ARE NOT ALLOWED ON THE PREMISES AT ANY TIME:

Pit Bull | Bull Terrier | Staffordshire Terrier | Mastiff | Boerboel | Molosser Breeds | Great Dane  
Doberman Pinscher | Bulldog (American or English) | Alaskan Malamute | Akita | Boxer | Irish  
Wolf Hound | Rottweiler | Shepherd (Belgian or German) | Wolf Dog | Wolf Dog Hybrid | Saint  
Bernard | Bernese Mountain | Chow Chow | Siberian Husky | Dalmatian | Shar Pei | Dogo  
Argentino | Cane Corso

And/or any dog trained as a watchdog, attack dog, or that shows aggressive behavior.

19. The Resident shall provide a picture of the pet prior to the signing of the "PET ADDENDUM".

THE RESIDENT AND/OR PET OWNER WILL INDEMNIFY AND HOLD HARMLESS THE LANDLORD, ITS AGENTS, AND/OR EMPLOYEES FOR ANY DAMAGES CAUSED BY THE PET INCLUDING, BUT NOT LIMITED TO, AN ATTACK BY THE PET WHILE UPON THE PREMISES. THE RESIDENT WILL NOT HOLD AGENT RESPONSIBLE IN THE EVENT OF AN ATTACK ON THE PREMISES.

VIOLATION OF ANY OF THE TERMS OF THE "PET ADDENDUM", INCLUDING ANY FALSE INFORMATION ON THE "PET APPLICATION", SHALL CONSTITUTE A MATERIAL AND SUBSTANTIAL BREACH OF THE RENTAL AGREEMENT. UPON SUCH BREACH, AGENT MAY TERMINATE THE OCCUPANCY OF THE RESIDENT.

OTHER THAN AS MODIFIED HEREIN, ALL OTHER TERMS AND CONDITIONS OF THE RENTAL AGREEMENT SHALL REMAIN IN FULL FORCE AND EFFECT. WE HAVE THE RIGHT TO AMEND "PET ADDENDUM" FROM TIME TO TIME AT OUR SOLE DISCRETION.



SHOULD ANY PROVISION OF THE ADDENDUM BE FOUND, HELD, OR DEEMED TO BE UNENFORCEABLE, VOIDABLE, OR VOID, AS CONTRARY TO LAW OR PUBLIC POLICY, THE REMAINING PROVISIONS OF THIS ADDENDUM SHALL NEVERTHELESS CONTINUE IN FULL FORCE AND BE BINDING UPON THE RESIDENT.