

MANAGEMENT SERVICES CORPORATION

Pet Addendum

Supplement to lease dated _____, by and between _____ hereinafter called Landlord, and _____ hereinafter called Resident, for the leased premises known as _____ (Address).

1. At the signing of this addendum, Lessee shall pay Lessor a one-time non-refundable fee of \$150.00 and a monthly fee of \$20.00 for the first pet kept on the premises. The Lessee shall pay an additional \$50.00 one-time fee for a second pet and an additional \$10.00 for monthly pet rent. For subleases, the pet fee is \$75 for one pet and \$100 for two pets, and monthly pet rent remains the same. All properties that accept pets and do not expressly state a one pet limit below, have a limit of 2 pets per apartment, except Woodsledge which has a limit of 3 pets per cottage.
2. Lessee agrees to hold harmless Lessor from any loss arising from injury or damage to person or property incurred as a result of such domestic pets being kept on the premises. The fees listed above do not cover the cost to repair any damages caused by the pet.
3. Lessee agrees to promptly comply with the rules and regulations herein set out and any amendment(s) as Lessor may deem necessary or appropriate. In the event Lessee shall violate any of these rules and regulation and continue to do so five (5) days upon receipt of written notice from the Lessor, such domestic pet(s) shall be removed from the premises.

RULES AND REGULATIONS

- Dogs commonly known to have a vicious temperament or mixed breeds of such dogs are not permitted, specifically: **Rottweiler, Doberman, Pit bull/Pit Bull Terriers, Staffordshire Terriers, Chow, Alaskan Malamute, Presna Canarios, Cane Corsos, and Wolf Hybrids** (except at Woodsledge Cottages)
- Dogs (with no weight limit), cats, rabbits and ferrets are allowed at the following properties: 817 Cabell Avenue, 1109 Preston Avenue, 1621 Gordon, 1802 Chelsea Drive, Ashtree Apartments & Townhomes, Cambridge Square, Lochallen, Oxford Hill, Preston Square, The Woods, Wellington, Woodsledge, Sunset Ave. and all Earlysville properties. Burnet on Elliott and The 12 Twelve have a two-pet maximum, only one dog allowed over 100 pounds. Rugby McIntyre Cottage has a two-pet maximum, only one dog permitted.
- Only one dog under 100 lbs, cats, rabbits and ferrets are allowed at the following properties: 1107 Preston House #B, 2013 & 2015 Lewis Mountain Road, Hemlock, Nob Hill, and Woodrow Too
- Only one small dog under 30 lbs., cats, rabbits and ferrets are allowed at the following properties: 1107 Preston House #A, 1701 Gordon, and The Fred, 1705 JPA
- Only cats, rabbits and ferrets are allowed at the following properties: 1800 JPA, 1821 JPA, 507 16th Street, Californian, Cambridge House, Mosby, and Woodrow. Cats are permitted at Rugby McIntyre
- NO PETS are allowed at the following properties: 132 Chancellor Street, 30 University Circle, 821 Cabell Avenue, 2011 Lewis Mountain Road, Maupin, Rugby, Stone House, Turtle Creek, The Pointe, Wertland.
- Dogs shall not be permitted outside the premises except when attended by the Lessee on a leash.
- Cats must have an accessible litter box in owner's apartment.
- Noise or barking shall not be permitted and such noise shall constitute a justifiable complaint per section 12 of the Lease Agreement.
- Failure to clean up after one's pet may result in a fine implemented by the Lessor.
- All pets must wear an identification tag, which states the Lessee's name and contact information.
- A photo of the pet is required at the signing of this addendum. Further documentation from a Veterinarian may be required to assure that it is not included in the list of dogs with possible vicious temperaments.
- The Lessee shall comply with state and local regulations as to licensing, vaccinations, etc.
- Please refer to your Policy and Procedures Handbook for additional property specific regulations.

Effective _____ pet(s) should be added to my lease. Pet rent will begin on this day.

Pets Name: _____ Breed: _____ Weight: _____ Age: _____

Pets Name: _____ Breed: _____ Weight: _____ Age: _____

In case of conflict between the provisions of this lease addendum and any other provisions of the lease, the provisions of this addendum shall govern. To that end, this lease addendum shall be attached to, made a part of, and shall be incorporated by reference therein said lease.

Acknowledged and agreed to by:

Resident: _____ Date: _____

Resident: _____ Date: _____

Resident: _____ Date: _____

Resident: _____ Date: _____

Authorized Agent: _____ Date: _____

THIS AGREEMENT IS NOT VALID AND ENFORCEABLE UNTIL IT HAS BEEN SIGNED BY ALL PARTIES

REVISED: 02/29/2019 (THIS FORM REPLACES ALL PREVIOUS VERSIONS)

APPLICABLE ENTITIES: 0101, 0102, 0104, 0105, 0106, 0107, 0110, 0121, 0122, 0129, 0123, 0125, 0131, 0138, 0208, 0213, 0214, 0215, 0221, 0223, 0224, 0230, 0233, 0237, 0249, 0262, 0264, 0265, 0267, 0279, 0281, 0320, 0329, 0334, 0365, 0348, 0350, 0352, 0353, 0355, 0356, 0357, 0360