ANIMAL ADDENDUM

University Suites and responsible applicant have signed this addendum to cover the special obligations and needs entailed in keeping a pet at University Suites. Residents are allowed to keep a pet only under the following terms and conditions. Management shall have the right to terminate the Resident’s lease 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 Community has a weight limit of 50lbs. 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 2 pets per unit. Dogs and cats must be spayed or neutered by six months of age. Documentation is required. Resident is permitted to have 2 aquariums at maximum with a maximum size of 50 gallons. Renters insurance is required if aquarium is placed on second or third floor.

Resident must bring completed pet registration form along with veterinarian verification form as proof that your pet is up-to-date on all inoculations, current rabies certificate, signed pet liability waiver, and a current photo of said pet. Upon completions of all documents, management will review all documents for approval.

The terms of this addendum shall be the same of that specified in the above reference lease agreement. Management shall have the right to require residents to remove the pet from the Resident’s apartment and from the Apartment Community for any violation of this addendum, in addition to the remedy of terminating the lease agreement.

Fees/Fines:

1. Resident agrees to pay the following charges and fees, as indicated, all of which are in addition to those specified in the lease agreement. Resident acknowledges and agrees that a pet generally causes damages to floor, carpeting, walls and doors, which exceeds normal wear and tear.

2. A non-refundable pet fee of $250 shall be due prior to move in or before the pet arrives. Payment of said fees 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 lease agreement.

3. In addition to the non-refundable fee, there is a $20 total monthly per pet rent payable on the first day of the month. This in addition to the rental rate listed on the lease agreement.

4. Resident is responsible for payment of any replacement of carpeting, flooring, sub-flooring, and for flea treatments, shampooing, or deodorization.
5. Major infractions include, but are not limited to animals that have exhibited vicious, intimidating, destructive behavior towards other University Suites community members. Behavior of any significant concern towards a child will be considered a major infraction.
   a. 1st Infraction: University Suites may require a temporary, immediate removal of the animal and a $100 fine will be charged.
   b. 2nd Infraction: The pet will be immediately evicted from living on University Suites property and a $200 fine will be charged.
6. Minor Infractions are any and all pet policy infractions that do not fall into the “Major Infraction” category or is not deemed as a policy infraction by Management. Such violations might include, but are not limited to pet nuisances, waste cleanup, unhealthy pet environment, unleashed, etc.
   a. FIRST: A written warning specifying the complaint will be issued to the Resident a $25 charge will be immediately due and payable by the resident, and Landlord may, in its discretion, declare the Lease to be in default.
   b. SECOND: Upon a second violation, a $50 charge will be immediately due and payable by the Resident, and the Landlord may declare the Lease to be in default.
   c. The charges above for violation of the pet feces clean-up policy constitute fees to cover the administrative costs of Handling a pet violation by do not cover damages or destruction due to urine, carpet repair, etc. caused by a violation of this policy. Resident 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 Resident of such liability.

Insurance and Identification:
It is recommended that the Resident purchases 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.

Emergency:
In an emergency involving an accident or injury to your animal, we have the right, but not a duty, to take the animal to the nearest veterinarian of our choosing for treatment, at your expense.

Pet Rules and Regulations:
1. 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. When the resident is aware that University Suites staff must enter the unit, dogs and cats must be in a kennel or under the control of the responsible resident. 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 the property. Resident shall not abandon or neglect their pet in any manner.

2. 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 apartment or Apartment Community, or indeed of emergency or veterinary treatment, Resident grants management the right to such steps as Management in its discretion deems necessary to protect the animal from the Apartment Community and delivery of the same to the county animal control department, the Humane Society, a veterinarian, or a temporary or permanent foster home.

3. The City of Conway law requires all dogs be leashed at all times. Resident shall maintain their pet on a lease at all when the pet is outside the apartment or on any portion of the Apartment 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 appropriated for the particular pet, taking into consideration the pet’s characteristics and temperament.

4. All pets shall be properly licensed and must display the proper tags and identification to show that they have received proper vaccinations or 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.

5. 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.

6. Pet shall not be tied or tethered to buildings, patios, balconies, landscaping, trees, stakes, or any portion of the Apartment Community common areas or grounds. Pets are not permitted in the Fitness Room, Volleyball Court, and Basketball Court, 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 polices are violated. In addition, resident acknowledges management reserves the right to remove a pet received continued (three or more) complaints from roommates or neighbors regarding a violation of the above polices.

The signing of this document does not approve a pet, only the Resident understands of the pet rules. All pet approvals will be made after the move in of the Resident, with management approval and ill require re-execution of this animal addendum with all relevant information. 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.

______________________________________   ______________________________________
Resident Name                              Date