

**THE EVERGREENS AT LAUREL APARTMENTS**  
**ALLEN & ROCKS, INC., AGENT**

**PET POLICY**

1. Pets are categorized as follows:

(a) Ordinary house pets shall include dogs, cats, hamsters, gerbils, guinea pigs, aquarium fish, small turtles and tortoises, and creatures normally maintained in a terrarium or aquarium. Ordinary house pets are permitted, subject to this Policy, and must be in compliance with our Pet Addendum.

(b) Unusual house pets such as ferrets, large reptiles, anthropoids, felines other than house cats, rodents, mammals, birds, canines others than dogs and creatures other than those listed in Subsection (a) above, which are not maintained in an aquarium or terrarium, are prohibited.

2. The number of ordinary house pets allowed in the Premises is limited as follows:

(a) one (1) dog; or

(b) two (2) cats.

Tenant may not have a dog and a cat. One (1) additional ordinary house pet, other than a dog or cat, is permitted if the total number of pets does not exceed two (2) if Tenant has a dog, or three (3) if Tenant has two (2) cats. An aquarium or cage, except a kennel, will be counted as one (1) pet. The additional ordinary house pet permitted herein is not subject to the payment of additional rent or the Pet Fee set forth below.

3. Maintaining a pet requires payment of a non-refundable Pet Fee in the amount of \$375.00 per pet.

4. Maintaining a pet requires payment of an additional \$25.00 per month rent, per pet, paid in advance.

5. Cats:

(a) Cats must be indoor cats only.

(b) Cats must be declawed or capped (front paws only).

6. Dogs:

(a) German Shepherds, Dobermans, Rottweilers, American Staffordshire Terriers and American Pit Bull Terriers (collectively "Pit Bulls") and Mixed-Breed Pitt Bulls are prohibited.

(b) Unless approved by Landlord due to special circumstances, visiting dogs are not permitted.

7. Dogs and cats must be spayed or neutered unless the procedure is deemed medically unsafe by a veterinarian.

8. Pet(s) must be licensed and vaccinated in accordance with State and local law. A copy of each pet's Prince George's County animal license and current inoculation and treatment records must be provided to Landlord.

9. A photograph of each pet must be provided to Landlord.

10. Satisfactory evidence of renter's form homeowner's insurance, as required by the Lease Agreement, must be provided to Landlord.

11. Contact information for an individual who will, upon one (1) hours' notice, remove the pet(s) in the event of Tenant's sudden illness, injury, death or other absence must be provided to Landlord.
12. Contact information for the veterinarian of each pet must be provided to Landlord.
13. Tenant must provide a written statement as to whether Tenant is aware of aggressive, dangerous or vicious propensities of the pet(s).

**THE EVERGREENS AT LAUREL APARTMENTS**  
**ALLEN & ROCKS, INC., AGENT**

**PET ADDENDUM**

THIS ADDENDUM TO LEASE AGREEMENT, made this **«systemdate»**, between Allen & Rocks, Inc., agent for the owner of The Evergreens at Laurel Apartments (Landlord) and **«leasesigners»** (Tenant).

WHEREAS, by lease agreement dated **«systemdate»** (the Lease), Landlord did lease unto Tenant the premises known as **«unitaddressline1»**, **«unitaddresscity»**, **«unitaddressstate»** **«unitaddresszipcode»** (the Premises); and

WHEREAS, Landlord prohibits pets in or about the Premises without the prior written permission of Landlord; and

WHEREAS, Tenant desires to maintain the pet(s) specified herein within the Premises; and

WHEREAS, Landlord does hereby grant permission to Tenant to maintain the pet(s) specified herein within the Premises pursuant to the conditions, representations and regulations set forth below, which conditions, representations and regulations Tenant does hereby agree to comply with:

1. To pay an additional Twenty-Five Dollars (\$25.00) per month rent, in advance, for each pet.
2. To pay a non-refundable Pet Fee in the amount of Three Hundred Seventy-Five Dollars (\$375.00) for each pet.
3. To abide by the following regulations:
  - (a) Pets must not be walked in gardens and planted areas.
  - (b) Pets must not be left unattended on patios or balconies.
  - (c) Persons who walk pets are responsible for immediately cleaning up after their animals and discarding securely bagged pet droppings in the appropriate receptacles.
  - (d) Cat litter may not be disposed of in toilets and must be double-bagged in plastic prior to disposal in the garbage.
  - (e) Pet bedding, toys or blankets shall not be laundered in apartment washers and dryers.
  - (f) No pet(s) shall be allowed to become a nuisance or create any unreasonable disturbance. Examples of nuisance behavior for the purpose of this paragraph are:
    1. Pets whose unruly behavior may cause personal injury or property damage.
    2. Pets that make noise continuously and/or incessantly for a period of ten minutes or intermittently for one hour or more which disturb any person at any time of day or night.
    3. Pets that relieve themselves on walls or floors of the Premises or common areas.

4. Excessive jumping, running or noise including, but not limited to, barking or whining.
  5. Pets in common areas that are not under the complete physical control of a responsible human companion and on a hand-held leash of no more than five feet in length or in a pet carrier.
  6. Pets who exhibit aggressive or other dangerous or potentially dangerous behavior.
  7. Pets that are conspicuously unclean or parasite infested.
- (g) Pets shall not be kept, bred or used for any commercial purpose.
  - (h) All cats and dogs must be spayed or neutered unless the procedure is deemed medically unsafe by a veterinarian.
  - (i) All cats must be declawed or capped (front paws only).
  - (j) Tenant will provide adequate and regular veterinary care, as well as ample food and water, and will not leave the pet(s) unattended for any length of time. Tenant will diligently maintain cleanliness of litter boxes as well as pet sleeping and feeding areas.
  - (k) No pet(s) shall be tied or leashed on the outside of any building.
  - (l) No pet food or water may be left outside of the Premises at any time.

4. Tenant must be home or have the pet(s) restrained or caged during apartment inspections or maintenance service calls.

5. All fecal matter, dirt or debris left or caused by the pet(s) will be promptly cleaned by Tenant and disposed of in the appropriate receptacles.

6. Any damage caused by the pet(s) will be paid by Tenant, as additional rent, upon demand of Landlord including damage caused by cleaning chemicals or other such material used in an attempt to remedy said damage.

7. Should the pet(s) pose a nuisance to other residents or the Landlord, or should Landlord deem it advisable or appropriate, in its sole and absolute discretion, to withdraw its permission for Tenant to keep and maintain the pet(s), Tenant will remove the pet(s) from the Premises upon demand by the Landlord, and will not permit the pet(s) to again be brought upon Landlord's premises. Should such removal become necessary, in the sole and absolute discretion of the Landlord, Tenant understands that the Lease will remain binding and in full force and effect.

8. In the event that Tenant fails or refuses to remove the pet(s) after demand having been made by Landlord, or should Tenant leave the pet(s) unattended for more than twenty-four (24) consecutive hours, Landlord may, but is not obligated to, have the pet(s) removed and boarded at an animal hospital or shelter at Tenant's expense and may apply any portion of Tenant's Security Deposit towards such purpose.

9. Notwithstanding the foregoing, Tenant's refusal to remove such pet(s), after demand by Landlord, shall constitute a substantial breach of Lease, and Landlord shall be entitled to the speedy recovery of the Premises in accordance with the Lease and all local, public and general laws appertaining thereto.

10. Any damage caused by the pet(s), either inside or outside the Premises, may be deducted from Tenant's Security Deposit.

11. Dogs and cats must have a current Prince George’s County Animal license and up to date with rabies and other vaccinations and wear proper ID tags at all times. A copy of the license must be provided to the Landlord.

12. To provide Landlord with a photograph of the pet(s).

13. To provide Landlord with satisfactory evidence of renter’s form homeowner’s insurance as required by Section 40 of the Lease.

14. To provide the Landlord with contact information for an individual who will upon one hours notice, remove the pet(s) in the event of Tenant’s sudden illness, injury, death or other absence.

Name:\_\_\_\_\_Telephone:\_\_\_\_\_  
Address:\_\_\_\_\_Email: \_\_\_\_\_

15. Tenant may cancel this Addendum by permanently removing the pet(s) from the Premises and so advising Landlord (in accordance with Section 19 of the Lease) that it has done so.

16. To provide Landlord with contact information for the Veterinarian of said pet(s).

17. To provide Landlord with a copy of each pet’s current inoculation and treatment record which must indicate dates of most recent shots and treatment against disease and parasites as follows:

(a) Dogs – Rabies, parvo-virus, para-influenza, distemper, hepatitis, leptospirosis (D.H.L.), hookworm, heart worm, roundworm, tapeworm, and other internal parasites, fleas, lice, ticks and other external parasites and other diseases of the skin including eczemas.

(b) Cats – Rabies, distemper, leukemia, FHV, rhinotracheitis, calci virus, pneumonitis, tapeworms, hookworms, heatworms and other internal parasites, fleas, lice, ticks and other external parasites.

Tenant may keep only the pet(s) described below in the Premises, with no substitution or addition of other pets, without the prior written consent of Landlord:

| <u>Pet #1</u>      | <u>Pet #2</u>      |
|--------------------|--------------------|
| Type: _____        | Type: _____        |
| Breed: _____       | Breed: _____       |
| Weight: _____      | Weight: _____      |
| Name of Pet: _____ | Name of Pet: _____ |
| Age of Pet: _____  | Age of Pet: _____  |
| Sex: _____         | Sex: _____         |

18. Any damage caused by the pet(s) will be paid by Tenant, as additional rent, upon demand of Landlord. Tenant further agrees to indemnify the owner and management agent of the rental community in which the Premises is located along with their respective agents, servants, employees, officers, directors and members, and their respective heirs, successors and assigns and to save them forever harmless against all loss or damage from any claim, demand, damage, action and cause of action, which may hereafter be made or brought against any of them, alleging injury or death to person or damage to property caused by the pet(s), or in any way arising out of, or related to, this Pet Addendum or the presence of the pet(s) on the Premises or within the rental

community, and to reimburse them for all reasonable attorneys' fees incurred as a result of any such claim, demand, damage, action or cause of action.

TENANT HEREBY CERTIFIES that the pet(s) referred to in this Pet Addendum is not a German Shepherd, Doberman, Rottweiler, American Staffordshire Terrier, American Pit Bull Terrier (collectively "Pit Bulls") or Mixed-Breed Pitt Bull. In addition to the indemnification herein contained, Tenant agrees that any misrepresentation with regard to the breed of the pet(s) stated herein will be grounds for the termination of Tenant's occupancy of the Premises. Tenant further agrees that allowing any of the above-referenced breeds within the Premises will be a material and substantial breach of the Lease which demonstrates a clear and imminent danger to other tenants, the Landlord and other persons.

19. Except as modified herein, all other terms and conditions of the Lease shall remain in full force and effect.

20. Please initial the correct statement:

\_\_\_\_\_ Tenant is aware of aggressive, dangerous or vicious propensities of the pet(s).

\_\_\_\_\_ Tenant is not aware of any aggressive, dangerous or vicious propensities of the pet(s).

IN WITNESS WHEREOF, the parties hereto have executed this Pet Addendum the day and year first above written.

**WITNESS/ATTEST:**

**ALLEN & ROCKS, INC., agent**

|       |                  |
|-------|------------------|
| _____ | By: _____, agent |
|       | Landlord         |
| _____ | _____            |
|       | Tenant           |
| _____ | _____            |
|       | Tenant           |
| _____ | _____            |
|       | Tenant           |