

## PET ADDENDUM

This will serve as an Addendum to the Lease dated \_\_\_\_\_, between Ohana Military Communities, LLC, Owner, and \_\_\_\_\_, (“Resident”), regarding property located at \_\_\_\_\_, (the “Premises”).

1. Resident is authorized by the Owner to keep a pet, described as:

Type:	Size:	Color:	Name:

NOTE: Owner to attach photo of all authorized pets.

2. Owner has the right to refuse certain breeds. Those breeds are identified in the Lease Agreement and Community Handbook. All pets must be licensed in accordance with all applicable laws and regulations. All dogs four months of age and older must be licensed in accordance with all applicable laws or regulations and wear a collar with the required dog tag attached. Licenses must be renewed on or before the expiration date of current tags. All cats are required to have an identification tag on their collar with the owner’s name, address and telephone number.

The pet(s) must have current inoculations and Resident shall submit records of inoculation upon Owner’s request. Rabies immunizations are required for dogs and cats and must be documented with shot tags on the pet’s collar.

The limit is two dogs or cats per Premises, (i.e. 2 dogs or 2 cats or 1 dog and 1 cat). A reasonable number (as determined by RSO) of other pets may be kept. The determination of reasonableness of the number of birds, fish, and cold-blooded animals authorized is at the sole discretion of the resident Services Manager, whose decision will be final.

3. Resident agrees to pay a \_\_\_\_\_ dollar (\$\_\_\_\_) refundable Pet Deposit to Owner. This Pet Deposit is waived if the Resident is already paying a Security Deposit. The Pet Deposit is given by the Resident to the Owner to remedy Resident defaults for damages caused by Resident’s pet(s) to include, but is not limited to damages to home and yard, cleaning, deodorization, flea extermination costs, and carpet or other flooring replacement.
4. Resident will be liable for the entire amount of any injury to the person or property of others caused by Resident’s pet(s). Resident is encouraged to obtain liability insurance.
5. Resident agrees to comply with:
  - a. The terms and conditions set forth herein and Paragraph 11 of the Lease Agreement to which this addendum is attached;
  - b. All applicable laws and regulations, such as, but not limited to, permitted breeds, licensing, inoculations, etc.; and
  - c. Such rules and regulations that may be reasonably adopted from time-to-time by Owner that will be provided to Residents by written notification.

6. Resident acknowledges that the pet is housebroken and/or litter trained and/or cage trained and shall not permit the pet to cause any damage, discomfort, annoyance, nuisance or in any other way to inconvenience or cause complaints from any other Resident(s).
7. Animal misbehavior (vicious or nuisance) or violence is prohibited. If, in the Owner's opinion and judgment, the pet has disturbed or is disturbing other residents, and/or has caused or is causing damage to the Premises or other property within the Neighborhood, Resident agrees to permanently remove the pet from the Premises and Neighborhood within 10 days of receipt of written notice from Owner. Owner has the right to inspect the Premises for possible damages incurred by the pet with a forty-eight (48) hour notice.
8. All animals except dogs and cats must be kept in cages or tanks at all times. Dogs must be confined in the residence or restrained by a leash or fence in the back yard of the Premises. Restraint shall include leashing or chaining the animal to a stationary object to preclude the animal from running free or interfering with the normal flow of pedestrians and traffic. Restraining dogs in front of the Premises is prohibited. Dogs outside Resident's yard must be leashed at all times. Both dogs and cats must be appropriately and effectively restrained and under the control of the Resident or Occupant while on the property. No pets, with the exception of service animals, are permitted in the community rooms, lounge, laundry rooms, offices, recreation areas, or other common room areas.
9. Resident is responsible for removing pet waste promptly from the Premises and the Neighborhood common areas. Litter and droppings must be wrapped and sealed before being disposed of in the trash. Violation of this regulation will result in an automatic waste removal charge of \$20.00 per occurrence. If available, the Neighborhood will have a common area set aside for pet exercise and relief, but it remains the Resident's responsibility to clean up any waste from their pet. Dogs are not permitted on children's playgrounds.
10. Resident agrees to have the Premises professionally treated for fleas and ticks prior to vacating. Proof of treatment must be provided to Owner.
11. Violation of the above terms will be considered a breach of the Lease Agreement, which may result in removal of the pet from the Premises and/or termination of the Lease Agreement.

Resident:

\_\_\_\_\_

Forest City Residential Management, Inc.  
Agent for Owner

By: \_\_\_\_\_

Date:

\_\_\_\_\_

Date: \_\_\_\_\_