

Animal Policy Addendum

The following, which shall be incorporated in the above referenced Lease ("Lease") as if set forth in full therein. In the event of a conflict between the terms of the Lease and the terms of this Addendum, the terms of this Addendum shall control. In consideration of their mutual promises, Landlord and Resident(s) agree as follows:

The purpose of this addendum is to ensure that the Animal Policy Addendum of Housing Catalyst is applied uniformly and that the welfare of all Residents and the sanitation of Housing Catalyst properties is protected.

It is the policy of Housing Catalyst to permit each household a maximum of two pets, not to exceed a combined weight of 100lbs full grown. All pet(s) must be pre-approved by The Landlord.

Breed Restrictions: Pit Bulls, Rottweilers, German Shepard, Mastiff, Chow, Doberman Pinschers, Husky, Chinese Shar Pei or any mix of any of the above listed will NOT be acceptable on the property. The property owner reserves the right to deny any animal, at any time, for any reason.

Pet Deposits are as follows:

1 Animal \$300.00
2 Animals \$450.00

These deposits are fully refundable based upon the condition of the apartment at move out

Monthly Pet Rents are as follows:

1 Animal \$30.00
2 Animals \$40.00

The lease covering the premises provides that no animals are permitted on or about the premises without The Landlord's prior written consent. Residents are hereby permitted to have only the following described Animal, subject to the terms and conditions of this Animal Policy Addendum:

Description of Animal 1:

Name of Animal: _____
Breed(s): _____
Age: _____ Weight: _____
Date of last rabies shot: _____

Type of animal: _____
Color: _____
License #: _____
City of License: _____

Description of Animal 2:

Name of Animal: _____
Breed(s): _____
Age: _____ Weight: _____
Date of last rabies shot: _____

Type of animal: _____
Color: _____
License #: _____
City of License: _____

Caged Animals: In addition to household permitted to keep up to two cats and/or dogs, residents are permitted to keep two caged animals (including reptiles).

- Caged animals are not subject to Animal Deposits or Rent.
- Caged animals must remain in their cages and should not be allowed to roam free in the Apartment or on the Property.
- Cages should always be kept clean
- Aquarium and terrariums are permitted, but should not exceed 50 gallons

No other animal (including any offspring) shall be permitted by Resident(s) in the premises at any time. Pet sitting is not permitted. If The Landlord discovers that a Resident has one or more animals on site which have not been registered and approved as required in this policy, the Resident will be notified to remove the animal(s) from the unit and may forfeit the right to have an animal in the future.

Kindly keep in mind this Animal Policy Addendum was put into place for those who wish to enjoy the company of their animal and there are some residents who prefer to remain "animal-free". We must respect our neighbors.

Your animal must be on its leash at all times while on property grounds (including cats).

Your animal must be controlled at all times.

Cleaning up after your animal is the animal owner's responsibility!

Inoculations: All animals must be current in their vaccinations and inoculations.

City Ordinances: All owners are required to comply with all Fort Collins City ordinances covering animals. These include the following sections of the City code:

- Section 4-51 Rabies vaccination required.
- Section 4-70 Improper care or treatment prohibited.
- Section 4-71 Removal of animal waste required.
- Section 4-73 Limitation on possession and feeding of wild or exotic animals.
- Section 4-93 Animals at large prohibited.
- Section 4-94 Disturbance of peace and quiet prohibited.
- Section 4-95 Public nuisance prohibited.
- Section 4-96 Vicious animals prohibited.

Unit Care and Inspections: The Resident agrees to maintain the unit in a sanitary and odorless manner. The owner of any animal shall be responsible for the immediate removal of any feces deposited by such animal. No alterations may be made to the premises. Housing Catalyst will abide by the terms of the lease regarding proper notice to the Resident.

Residents Absence: The Resident agrees that if for any reason the animal is left unattended for more than 24 hours, the Resident will provide information on how the animal should be cared for. Housing Catalyst may contact the designated alternative care provider if the Resident is unable to do so, and that person will be permitted to enter the premises to remove the animal. If the alternative care provider cannot be reached, the animal may be placed in an appropriate boarding facility with all fees and costs borne by the Resident. Within five days of such an emergency, the Resident, his agent, family, or estate must make arrangements with the holder of said animal as to its disposition and shall be responsible for all obligations, financial or otherwise. The Resident absolves Housing Catalyst and its agents of any and all liability, financial or otherwise, for the actions taken on behalf of the Resident or the well-being of the animal. In the event the Resident can no longer care for the animal, the Resident agrees to remove the animal from the premises.

Animal Behavior and Violation of Policy: Upon receipt of a verified animal complaint, Housing Catalyst will issue a written warning to the Resident. Upon a third verified complaint, all of which will have been explained and documented with the Resident shall constitute a violation of this Animal Policy Addendum and the Resident may be required to remove the animal from the premises. The Resident must certify that the animal is no longer on the premises and will not return in the future. Misrepresentation of this certification or refusal to remove the animal may be grounds for eviction of the Resident. Housing Catalyst reserves the right to act immediately in animal removal situations deemed an emergency.

Assistance Animals: Assistance animals are not considered pets, and thus, are not subject to Housing Catalyst's pet policy regarding weight, breed, monthly rent, or deposits. They are defined by Federal Law under Section 504 of the Rehabilitation Acts as auxiliary aids. Assistance animals provide support to persons with disabilities and afford them an equal opportunity to use and enjoy a dwelling.

Assistance Animals must be permitted in all areas of the facility where members of the public are allowed. Assistance Animals are not allowed unattended in public lobbies, community rooms, television lounges, laundry rooms, or other public gathering places. Assistance Animals may not be tied up outside and left unattended and must be on a leash outside of the building.

By Signing Below:		
<input type="checkbox"/> I acknowledge: <ul style="list-style-type: none"> • I have an animal(s) in my home: • Understanding of the provisions of this lease addendum. • Acceptance of the terms of this lease addendum. • Receipt of a copy of this lease addendum. 	<input type="checkbox"/> I acknowledge: <ul style="list-style-type: none"> • I do not have any animal(s) at this time; and am aware that I must inform and provide The Landlord proper documentation prior to obtaining an animal if I so choose. 	
LANDLORD REPRESENTATIVE	RESIDENT(S)	
Signature:	Signature:	Date:
Title:	Signature:	Date:
Date:	Signature:	Date:
	Signature:	Date: