



## Pet Addendum

This Pet Addendum ("Addendum") dated , 2017, is attached to and made a part of the Resident Occupancy Agreement ("Agreement") dated, 2017, by and between Landlord and Tenant for address (the "Premises") in Fort Belvoir, VA 22060.

In connection with the above Agreement, Landlord hereby grants permission for Tenant to keep, in Tenant's Premises only, the pet(s) described below upon the following terms and conditions:

**Pet's name:** \_\_\_\_\_ **Age:** \_\_\_\_\_

Male  Female

The Pet is generally described as the following dog/cat, breed: \_\_\_\_\_

Height: \_\_\_\_\_ Weight: \_\_\_\_\_ Identifying physical characteristics: \_\_\_\_\_

**Pet's name:** \_\_\_\_\_ **Age:** \_\_\_\_\_

Male  Female

The Pet is generally described as the following dog/cat, breed: \_\_\_\_\_

Height: \_\_\_\_\_ Weight: \_\_\_\_\_ Identifying physical characteristics: \_\_\_\_\_

**Pet's name:** \_\_\_\_\_ **Age:** \_\_\_\_\_

Male  Female

The Pet is generally described as the following dog/cat, breed: \_\_\_\_\_

Height: \_\_\_\_\_ Weight: \_\_\_\_\_ Identifying physical characteristics: \_\_\_\_\_

1. Tenant hereby represents and warrants that the above-described pet(s) has been properly licensed and inoculated. All pets must be registered at the Fort Belvoir Veterinarian Treatment Facility within five (5) working days of occupying a home or acquiring a pet. Pet owners must provide Landlord with verification of appropriate immunization along with the completed/executed Pet Registration Form.
2. No more than three (3) pets per home are allowed.
3. A non-refundable \$150 per Pet Fee is required at time of lease signing in certified funds (cashier's check or money order). The Pet Fee is not a limit of Tenant's liability for damages, cleaning, deodorizing, flea treatment(s), replacement and/or personal injuries as herein further specified. The Tenant's liability applies to carpets, doors, walls, drapes, window screens, furniture, appliances, and any other part of the Premises, landscaping, or other improvements to FBRC property. Tenant shall be liable for the entire amount of any injury to the person or property of others caused by such pet.
4. Carpet will be inspected upon move out for pet stains using multiple methods to determine if damage is present, including inspecting underneath the carpet.
5. The pet(s) shall be kept on a leash at all times when outside the Premises and inside the Community. Tenant shall not at any time leave the pet unattended. Tenant shall promptly collect and remove all pet defecation from the grounds of the Community.
6. Tenant shall insure that the pet does not at any time disturb any other resident of the Community nor damage any property located in the Community. If, in Landlord's sole opinion and discretion, the pet had disturbed or is disturbing any other Community residents or has caused or is causing damage to the property in the Community then Tenant shall permanently remove the pet from the Community within ten (10) days after written request. Tenant's payment for damage caused by the pet shall not entitle Tenant to keep the pet. Tenant's failure to permanently remove the pet as provided above or failure to comply with all other terms of this Pet Addendum shall constitute a default permitting termination of the Agreement.

- 7. Except for the pet(s) described above, Tenant shall not keep any pets in the home or within the Community without Landlord’s prior execution of an additional Pet Addendum.
- 8. Tenant’s failure to comply with the terms and provisions of this Pet Addendum or violation of any representation or assurance contained in the Pet Addendum shall constitute a default permitting termination of the Agreement. Refer to the Pet Policies section of the Resident Responsibility Guide for specific information on the pet policies in effect at Fort Belvoir.

A default under the terms of this Addendum shall be deemed a material default under the terms of the Agreement, and Landlord shall be entitled to exercise all rights and remedies at law or inequity. Except as specifically stated herein, all other terms and conditions of the Lease Agreement shall remain unchanged. In the event of any conflict between the terms of this Addendum and the terms of the Agreement, the terms of this Addendum shall control. Any term that is capitalized but not defined in this Addendum that is capitalized and defined in the Agreement shall have the same meaning for purposes of this Addendum as it has for purposes of the Agreement.

Please acknowledge receipt of this Addendum by signing below.

By signing below, I acknowledge receipt of this Addendum and have read and understood and agree to abide by all terms and conditions contained herein.

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Landlord Representative

\_\_\_\_\_  
Date

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**OFFICE USE ONLY**

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**PET FEE RECEIPT**

Tenant Name: \_\_\_\_\_

Address: \_\_\_\_\_

Resident ID: \_\_\_\_\_

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

Amount Received: \_\_\_\_\_

Payment Type:  Money Order      Money Order #: \_\_\_\_\_

Cashier’s Check      Cashier’s Check #: \_\_\_\_\_