

Ivy Hall Apartments  
400 Wollaston Ave  
Bldg E Office  
Newark, DE 19711  
302-366-1841

### Pet Addendum to the Lease Agreement

Tenant Name: \_\_\_\_\_ Apt# \_\_\_\_\_ is requesting to keep in the apartment a \_\_\_\_\_ . The breed of the animal is: \_\_\_\_\_ . Age: \_\_\_\_\_

The pet's name is: \_\_\_\_\_ . It weighs \_\_\_\_\_ lbs.

(This request is subject to approval from the owner. Tenant will be notified of approval within a reasonable time period.

Tenant agrees that the pet will not live in the apartment until approved by Ivy Hall management. )

Please attach a picture and veterinary shot records.

The Pet Deposit amount of \$ \_\_\_\_\_ (\$100 for a cat, \$200 for a dog – all other pets will be determined by Ivy Hall) has been paid by the tenant. The tenant understands and agrees that this deposit may be forfeited if the above pet has damaged the unit or the property and grounds in any way. The tenant also understands and agrees to be completely responsible for any and all damages of said pet and agrees to pay any additional fees for damages that the security deposit does not cover. The apartment unit will be subject to inspection upon the discretion of Ivy Hall at any time within the term of the lease agreement with a 48 hour written notification to the tenant. If there are no damages to the unit, property or grounds upon move-out at the end of the lease agreement, the deposit will be refunded.

The apartment will be kept clean and the animal will be treated humanely.

Ivy Hall will call the SPCA or City of Newark Animal Control unit for any suspicions regarding mistreatment or neglect or if the animal in any way behaves or has the potential to behave in a vicious manner towards anyone.

The tenant agrees to clean up and properly dispose of all animal waste and other messes created by the animal in the grass and common areas of Ivy Hall property and keep the area clean after each use. **Tenant agrees to pay a fine of minimum \$75** for each offense of not cleaning dog waste on the grounds and common areas. After 2 offenses, at the discretion of the landlord, tenant agrees to remove the animal completely from the apartment and all rights are revoked and this agreement is null and void.

The tenant also agrees to keep the animal quiet and not disturb others in any adjacent apartments.

Animals outside must always be on a leash and never allowed to roam the grounds or hallways unattended. Tenant confirms that the animal has had all shots and necessary health issues resolved (including flea treatment) and up to date with a veterinarian and has provided Ivy Hall with proof thereof. Any flea treatments necessary for the apartment or any adjacent apartments or the building will be at the expense of the tenant named above.

Tenant confirms that the animal is not vicious or dangerous in any way or a threat to anyone else residing nearby. Tenant agrees to be completely responsible for the animal's conduct and actions and accepts full responsibility in the event of intentional or unintentional destruction or harm.

Tenant relieves Ivy Hall from any & all liability regarding the animal.

Complaints from other tenants for any reason related to the animal may be grounds for demands from Ivy Hall to remove the animal from the premises within 7 days.

Any violations of this addendum to lease agreement regarding the animal will result in revoking the rights to have the animal live within the apartment unit. You would have 7 days to remove the animal upon notice from Ivy Hall Office. If the animal is not removed, Ivy Hall will terminate your lease agreement and proceed with legal action to remove you as well as your animal from the unit.

By signing this agreement, you agree to all of the above. \_\_\_\_\_ Attach picture \_\_\_\_\_ Attach shot records

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

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

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_