

# PET ADDENDUM

THIS PET ADDENDUM IS ATTACHED TO AND A PART OF THE LEASE DATED \_\_\_\_\_ BETWEEN

Oak Park Residence Corporation (OPRC) Lessor

R C Management Services Corporation (RCMSC) Lessor

AND

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Name)

**DEPOSIT:**

Tenant must deposit with the Oak Park Residence Corporation/RC Management Services Corporation a \$100.00 pet deposit. This deposit may increase at lease renewal. At Lease termination the deposit will be returned to the tenant less any amount deducted for damages.

**DOG AREAS:**

No dogs are allowed in the front courtyard at any time. Dogs are to be taken out of the building only through the rear doors. Dogs are to be walked away from the building premises.

Village of Oak Park requires a current license and rabies inoculation for (a) all dogs and (b) all cats which are allowed to run at large. No leash shall be longer than eight feet (8') in length. The owner of every animal shall be responsible for removal and sanitary disposition of any dog waste deposited by his or her animal anywhere in the Village. When accompanying the animal outside their premises, he/she shall have on their person suitable means for the removal of such dog waste. No person shall keep or permit more than one cat (if allowed to run at large) or two cats (who are not allowed out-of-doors) and one dog in any unit of a multifamily residence within the Village.

**COMPLAINTS:**

The tenant will be notified of any complaint regarding animals. If other tenants' complaints persist, a decision will be made at the discretion of the Property Manager whether or not the tenant must permanently remove the animal from the premises. This will not affect the remainder of this lease.

**APARTMENT MAINTENANCE:**

In order to perform necessary maintenance repairs, pest control inspections, or any other necessary visits, the Property Manager may ask the tenant to remove the animal from the premises or place the pet in a room with a closed door. These visits will be arranged for in advance between a representative of OPRC/RCMSC and the tenant.

## PET ADDENDUM

**DESCRIPTION OF PET:** Tenants may keep only the animal(s) described below, and may not substitute any other animal(s). Neither Tenants nor Tenants guests or occupants may bring any other animal(s) into the apartment or building.

Type:	CAT(S)	DOG
Animal's Name:	_____	_____
Breed:	_____	_____
Color:	_____	_____
Weight:	_____	_____

**RESTRICTIONS:** Per the Village of Oak Park **only**, up to one (1) Dog and two (2) Cats are allowed in an apartment. A pet cannot exceed a weight limit of **40 Pounds**. **Breed Restrictions: Rottweiler, Chow Chow, German Shepherd, Pit Bull or American Staffordshire Terrier breeds, Doberman Pinschers, Alaskan Malamute, Dalmatian, Persa Canario, Chinese Shar Pei, Siberian Husky, Akita or mixes with any of these breeds is prohibited. In addition, no Snakes, Reptiles, Rodents or Exotic Animals are permitted. All pets are subject to a pet interview and Property Manager's authorization prior to approval of the rental application.**

**ADDITIONAL RULES:** Tenants are responsible for the animal's actions at all times, and agree to abide by these rules: The animal must not disturb the neighbors or other residents regardless of whether the animal is inside or outside the dwelling. Dogs, cats, and support animals must be housebroken. All other animals must be caged at all times. No animal offspring are allowed. Animals may not be tied to any fixed object anywhere outside the apartment building. Tenants must not let an animal other than support animals into laundry rooms, offices or other apartments. Don't leave animal food or water outside the unit at any time. Tenants must keep the animal on a leash and under your supervision when outside the apartment. We have the right to make reasonable changes to the animal rules from time to time if we distribute a written copy of any changes to every resident who is allowed to have animals.

**VIOLATION OF RULES:** If Tenant or any occupants violate any rule or provision of this Pet Addendum they will give written notice that the animal must be removed immediately and permanently from the premises. OPRC/RCMSC also have all other rights and remedies set forth in the Lease Contract, including damages, eviction, and attorney's fees.

**LIABILILTY FOR DAMAGES, INJURIES CLEANING ETC:** Tenant and all Co-Lessee's will be jointly and severally liable for the entire amount of all damages caused by the animal, including all cleaning, de-fleeing, and deodorizing. This provision applies to all parts of the apartment unit, as well as landscaping and other outside improvements. If items cannot be satisfactorily cleaned or repaired, the Tenant must pay for replacement. Payment for damages,

