PET ADDENDUM

APARTMENT UNIT DESCRIPTION. Apt. No. _____ , _____

_____

_____ (street address) in _____

_____ (city) , _____ (state) , _____ (zip code).

LEASE CONTRACT DESCRIPTION. Lease Contract date: _____

Owner's name: _____

_____

_____

Residents (list all residents): _____

_____

_____

_____

_____

_____

Oak Park Residence Corporation is a Dog, Cat, and Fish friendly community!

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

DEPOSIT: Resident must pay to Oak Park Residence Corporation/RC Management Services Corporation a $100.00 pet fee per animal. This fee is a one-time fee that is non-refundable. Management reserves the right to increase this fee with proper notice.

COMPLAINTS: Resident agrees to take all reasonable action to not allow their pet(s) to create a nuisance, annoyance or disturbance (including barking and noise disturbances) to neighbors and residents of the building, regardless of whether the animal is inside or outside the dwelling. Upon being notified by OPRC of a reported complaint, resident will immediately remedy any such complaint. If complaints regarding resident's pet persist, a decision will be made at the discretion of the Property Manager whether the resident must permanently remove the animal from the premises. If removal is deemed necessary by the property manager, the resident shall remove the pet within a time frame to be established by the property manager. This will not affect the remainder of this lease.

Apartment Maintenance: To perform necessary maintenance repairs, pest control inspections, or any other necessary visits, the resident agrees to remove the animal from the premises, place the pet in a room with a closed door, or cage the pet. These visits will be arranged in advance between a representative of OPRC and the resident.

RESTRICTIONS: OPRC accepts dogs, cats, and fish (see page 2 for restrictions). Residents are allowed up to two (2) Dogs or two (2) Cats or a combination of (1) Dog and (1) Cat for a total of two pets in an apartment. A pet cannot exceed a weight limit of **60 Pounds.**

Dog Breed Restrictions:

Rottweiler

Chow Chow

German Shepherd

Pit Bull

American Staffordshire Terrier

Doberman Pinschers

Alaskan Malamute

Dalmatian

Presa Canario

Chinese Shar Pei

Siberian Husky

Akita

Mastiff

Cane Corso

Wolf or Wolf Hybrid

Great Dane

St. Bernard

Dogs with mixes of any of the above breeds are prohibited. Oak Park Residence Corporation requires veterinary paperwork stating the pet's name, breed, weight and current and up to date shot records. Paperwork should include contact information for veterinarian. Resident to provide updated paperwork as requested by the Property Manager.

All other animals are prohibited. Examples of prohibited animals are:

Rabbits

Birds

Guinea Pigs

Hamsters/Gerbils

Ferrets

Mice/Rats

Flying Squirrels

Sugar Gliders

Chinchillas

Hedgehogs

Degus

Insects/Spiders/Scorpions

Snakes/Lizards/Turtles

Hermit Crabs

Frogs/Toads

Fish beyond a 10-gallon fish tank

Monkeys

Swine

Alligators/Crocodiles

Poultry

Livestock

All pets are subject to a pet interview and Property Manager's authorization prior to approval of the rental application.

DESCRIPTION OF PET: Residents may keep only the animal(s) described below and may not substitute any other animal(s) without prior authorization from the Property Manager, submission of required forms, and completion of a newly executed

pet addendum. Neither residents nor residents' guests or occupants may bring any other animal(s) into the apartment or building.

Type: CAT(S) or DOG(S)

Animal's Name: _____ _____ _____

Breed: _____ _____ _____

Color: _____ _____ _____

Weight: _____ _____ _____

VILLAGE RESTRICTIONS: OPRC residents must adhere to the following Village of Oak Park restrictions:

1. Village of Oak Park requires all dogs and outdoor cats to be licensed annually. Owners must show proof of a current rabies inoculation before a license will be issued.
2. No leash shall be longer than eight feet (8') in length.
3. 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.

ADDITIONAL RULES/ RESTRICTIONS: Residents must abide by the following rules and restrictions:

1. Residents shall keep their pet(s) under control at all times.
2. Residents shall keep their pet(s) restrained and on leash, but not tethered, when it is outside their dwelling.
3. Residents shall not tether pet(s) to any part of the interior or exterior of the building or property.
4. Residents shall not leave their pet(s) unattended for any unreasonable periods of time.
5. All pets must be housebroken.
6. Pet offspring are not permitted.
7. Residents shall not let any pet(s), **other than service animals**, into the Resident Lounge, Fitness Center or Rooftop.
8. Residents shall not leave pet(s) food or water outside the apartment at any time.

OPRC reserves the right to make reasonable changes to the animal rules without prior notice. OPRC will make reasonable effort to notify all residents prior to any changes in the pet policies and rules.

VIOLATION OF RULES/RESTRICTIONS: If a resident or any occupant violates any of the above rules or provisions of this pet addendum, they will be given written notice that the animal may be required to be removed immediately and permanently from the premises. OPRC also has all other rights and remedies set forth in the lease contract, including damages, eviction, and attorney's fees.

Liability For Damages, INJURIES, CLEANING, ETC: Resident 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-fleaing, deodorizing and/or repair. 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 resident must pay for replacement. Payment for damages, repairs, cleaning, replacements etc., are due immediately upon request. As owner of the animal, the resident is liable for the entire amount of any injury that the animal causes to a person or anyone's property. Resident agrees to indemnify OPRC against any and all costs of litigation and attorney fees resulting from any such damage.

THIS PAGE INTENTIONALLY LEFT BLANK

Resident(s)
(All residents must sign)

Date of Signing Addendum

Owner or Owner's Representative

Date of Signing Addendum