



## Addendum to Lease For Dog

I agree to rent Apt # \_\_\_\_\_ at \_\_\_\_\_  
I have \_\_\_\_\_ dog(s) and understand it is **\$40.00** per dog per month with a **\$300.00** security deposit per dog. This monthly payment is in no way to be considered any payment anticipated as a result of damage or abnormal wear-and-tear to be done to the apartment.

I understand that I am responsible for my dog, which includes:

- All dogs must be licensed by the City of Minneapolis
- You must provide a copy of your Renters Insurance which includes your dog BEFORE you move in including a \$100,000.00 liability insurance
- You must clean up after each dog after **each** defecation and put in bag in trash can.
- If there is a barking complaint, I will either purchase a bark collar or remove the dog within a one-week.
- If the apartment smells like dog urine and such, I authorize the owners or management to replace any carpet, hardwood, woodwork or anything that needs to be done to eliminate the smell of the dog, at my expense and the dog must be removed immediately.
- Dogs may NOT poop inside. You must take your dog outside.
- If there are any damages to the apartment, building or grounds from the dog, I am responsible for the cost of all repairs.
- If neighbors complain about any smells from the apartment, management may inspect the apartment without any prior notice.
- The dog may not run free in the hallways and common areas and must be leashed at all times.
- I will pay Irving Properties to have my carpets cleaned by a cleaning company selected by **Irving Properties Inc.**
- I will pay for to control flea infestation and will exterminate if necessary, and upon demand, in any and all areas affected with full cost to be paid by tenant
- Resident represents to Irving Properties Inc that the dog is not vicious, and has not bitten, attacked, or menaced anyone in the past.
- If any rule of this addendum is violated, Irving Properties Inc has absolute discretion to revoke its consent and have the right to demand removal of the dog from the building upon 3 day notice. Any refusal by resident to comply with this will be deemed a breach of the lease, which could result in eviction and or termination of lease.
- If the dog bites, harasses, nips or threatens anyone it must be removed within 3 days.
- I agree to hold the Landlord harmless from all liability arising from the Tenant's ownership or keeping of the pet, including but not limited to any liability resulting from the Landlord turning said pet over to local pet policing authorities should the pet be found unsupervised;

I will receive 1 written warning before any further action is taken. If I receive a 2<sup>nd</sup> written notice, I agree that I will permanently remove the dog(s) within 1 week of the date of the notice. I understand that I am still responsible for the term of the lease. If the dog is **not** gone within 1 week, the management may file an eviction on all current residents and the animals.

### Dogs we do NOT accept-

Rottweiler, Pitbulls, German Shepherds, Staffordshire Terrier and Dobermans. If your dog has any mix of these we can't accept them.

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# DOG INFORMATION

Pet Breed: \_\_\_\_\_

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

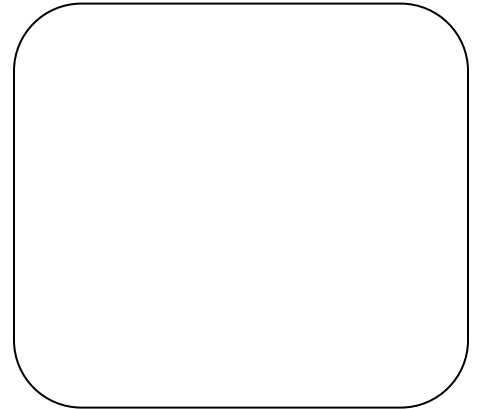
Color: \_\_\_\_\_

Gender: \_\_\_\_\_

Age: \_\_\_\_\_

Weight: \_\_\_\_\_

License #: \_\_\_\_\_



Pet Photo

Insurance: \_\_\_\_\_

Policy #: \_\_\_\_\_

Certificate of Insurance Included  Yes  No

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

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

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

Apt # \_\_\_\_\_

Signature: \_\_\_\_\_

Management: \_\_\_\_\_

*Irving Properties Inc.*