



Exhibit 5
PET ADDENDUM

THIS PET ADDENDUM (this “**Addendum**”) is made this ____ day of ____, 20 ____, and forms a part of that certain Residential Lease dated _____, 20__ (the “**Lease**”), between **[INSERT LANDLORD NAME]** (“**Landlord**”), and _____ (“**Resident**”) for the premises known as _____ (the “**Premises**”). In case of conflict between the provisions of this Addendum and any other provisions of the Lease, the provisions of this Addendum shall govern.

GENERAL

[INSERT COMMUNITY HOUSING NAME] (the “**Community**”) recognizes the importance of pets to residents. Pet ownership is a privilege that will be extended to all residents of the Community on the terms and conditions set forth in this Addendum. Resident must complete this Addendum at move-in, regardless if Resident owns and/or intends to house a pet within the Premises, and shall immediately update or re-execute this Addendum upon acquiring a new pet (that is approved by the Landlord).

Service animals and assistance animals are **not** considered pets subject to this Addendum. Residents of the Community that own service animals or assistance animals and are requesting such service animals or assistance animals be kept within such resident’s unit/housing and otherwise be allowed within the Community shall request from and submit to Landlord a Service Animal or Assistance Animal Request Addendum (Addendum to the Lease) for Landlord’s review in accordance with such Addendum. Certain state and local laws, regulations, or ordinances may criminalize the misrepresentation of an entitlement to an assistance animal and/or the misrepresentation of a pet as an assistance animal (including creating or providing any documentation that misrepresents a pet as an assistance animal), punishing offenders with fines, community service, jail time, and/or a combination of any of the foregoing. It is the duty of Resident to familiarize himself/herself with and abide by such laws, regulations, or ordinances.

PET POLICY AND RESTRICTIONS

Resident agrees to comply with the following rules, regulations and restrictions, which may be changed by Landlord from time to time in Landlord’s sole discretion and upon written notice to Resident:

1. Landlord must approve all pets and all required documents are to be on file (including evidence that such pets are vaccinated, registered, licensed and micro-chipped in accordance with applicable State and local laws) **prior** to such pets entering the Community. No “visitor” pets are permitted without Landlord approval.
2. No more than **two (2)** pets per household are allowed at any given time.
3. **[OPTION #1 – NON-REFUNDABLE PET FEE: Residents must pay a non-refundable pet fee of \$250.00 per pet to keep a permitted pet within such resident’s premises within the Community.**

OPTION #2 – REFUNDABLE PET DEPOSIT: Residents must pay a **refundable** pet deposit of **\$250.00** per pet to keep a permitted pet within such resident’s premises within the Community, which pet deposit shall be returned to such residents at the expiration or termination of the resident’s applicable lease provided that such resident is not in default of such lease and no damages were caused by such pets (whether to such resident’s premises, the Community, or other residents or animals of the Community).

[OPTION #3 – NO PET FEE – DELETE #3 ENTIRELY]

4. Residents are fully responsible for the conduct and actions of their pets at all times and, among other things, the full restitution for damages to yards, homes, property, etc., and hospital bills or veterinary

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bills incurred as a result of injuries inflicted on people or other animals caused by their pet(s). Such damages are **not** covered by the pet fee.

5. Residents are responsible for paying for any damages caused by their noncompliance with the provisions of this Addendum and the charges imposed by the Community to repair the damages associated therewith.
6. A resident's failure to permanently remove the pet as provided herein or failure to comply with all other terms of this Addendum shall constitute a default permitting termination of such resident's lease with the Landlord.
7. Residents must notify the Management Office within five (5) days of acquiring a pet and shall re-execute or update this Addendum accordingly.
8. All pets must be registered by residents at the base veterinarian treatment facility (if such a facility exists at the base) within five (5) working days of occupying a housing unit or acquiring a pet.
9. Residents are responsible for keeping the grounds clean and sanitary. All yards and common areas must be kept clean of pet droppings. Residents must pick up and properly dispose of animal waste and residents who walk their pet must carry a plastic bag to retrieve and dispose of any droppings. It is a violation of this Addendum for any resident to simply "turn out" their pet and recall it at their convenience.
10. Pets must be "on leash" at all times when outside the fenced area of the housing unit. Pets shall not be tethered outside the home. Pets must be in the home or behind an approved fenced area in the backyard if unattended. Pet food shall not be kept outside, as it will attract vermin and pests.
11. Each resident must keep his or her pet(s) kenneled or contained upon the Landlord's access to such resident's unit/housing for inspections, maintenance and showings.
12. Residents are required to (a) provide care, feeding, and supervision of their pets, (b) control their pets at all times, (c) pay for damages caused by their pets, (d) maintain the good health of their pets and (e) maintain flea and odor control of their pets.
13. Pets are not allowed in the pool, pool areas, playgrounds or tot lots at any time.
14. Pets of vicious or dangerous disposition shall **not be permitted** within the Community for any reason whatsoever. No pets with a history of aggressive, threatening or violent behavior will be allowed.
15. The breeding of animals or operation of a commercial kennel within a resident's premises or anywhere else within the Community is strictly prohibited.
16. Residents shall insure that their pets do not at any time disturb any other resident of the Community (or animal of any other resident) nor damage any property located in the Community.
17. If, in Landlord's sole and reasonable discretion, a pet constitutes a threat to the health or safety of other residents or animals of other residents or otherwise creates a nuisance, which disturbs the rights, comforts or quiet enjoyment of other residents, has caused or is causing damage to the property in the Community, or has shown or is showing aggressive behavior towards any other resident or animals of other residents, then the owner of such offending pet shall permanently remove such pet from the Community within five (5) days after written request by Landlord. Should a resident feel that such request is unreasonable or without basis, such resident may request a meeting with the Landlord to discuss the removal request.

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The requesting resident is entitled to be accompanied at the meeting by a person of his or her choice. The final determination to remove the offending animal shall be made by the Landlord (in good faith) after reasonable discussion with such requesting resident and evaluation of all of the pertinent evidence. A resident's failure to correct the situation as required by Landlord, timely request a meeting, or appear at a scheduled meeting may result in the removal of the offending animal, waiver of such resident's right to dispute such removal or termination of such resident's tenancy at the Community.

18. Residents shall indemnify, defend and hold harmless Landlord and its agents, employees and representatives from and against any actions, suits, claims and demands, including, without limitation, attorneys' fees, costs and expenses, arising from damage or injury to any person, animal or property caused by their pets or their non-compliance with this Addendum.
19. The following animals are **not** allowed in the Community or to be kept by residents in their individual unit/housing in the Community at any time:

Dogs of the following "restricted breeds" (to include any dog with a mix of any such breeds)*:	Pit Bull (American Staffordshire Bull Terrier or English Staffordshire Bull Terrier), Rottweiler, Presa Canarios, Doberman Pinscher, Chow Chow, Akitas, Mastiffs, Great Danes, Alaskan Malamutes, and wolf hybrids.
Any dog (of any breed) that demonstrates a propensity for dominance or aggressive behavior as indicated by any of the following types of conduct:	Unprovoked barking, growling or snarling when people approach; aggressively running along fence lines (if applicable) when people are present; biting or scratching people or other animals; or escaping confinement or restrictions to chase people.
Reptiles and fish:	Ex: Snake, lizard, turtle, tortoise, crocodile, alligator, iguana, komodo dragon, newt, gecko, gila monster, electric eels, piranhas, pufferfish, and sharks.
Arachnids:	Ex: Spider, scorpion.
Rodents (other than hamsters and guinea pigs):	Ex: Mice, rat, gerbil, mole, beaver, squirrel, porcupine, chipmunk, prairie dog, groundhog, gopher, shrew, bat, hedgehog, raccoon, and skunk.
Wild or exotic animals:	Ex: Fisher cat, fox, weasel, raccoon, monkey, Ferret, chinchilla, jackal, coyote, wolf, skunks.
Farm animals:	Ex: Pig, horse, cow, chicken, sheep, goat, and geese.
Birds of prey:	Ex: Hawk, eagle, buzzard, vulture, owl, falcon, harrier, kite.

**Notwithstanding anything contained herein to the contrary, the "restricted breed" restriction above shall not apply to a (i) certified military working dog that is being boarded by its handler/trainer and approval is obtained by the Installation Commander in writing or (ii) service animal or assistance animal that is registered with the Landlord. In addition, whether a pet is a "restricted breed" or mix of any of the "restricted breeds" shall be determined in the reasonable discretion of the Landlord. In the case of a dispute concerning the Landlord's determination of whether a pet is a "restricted breed" or mix thereof, a local qualified veterinarian selected by the Landlord shall make such determination, which determination shall be final and conclusive. Any costs associated with the veterinarian's determination shall be borne by the disputing resident.*

20. The privilege of keeping a pet in the Community may be revoked and/or a warning issued if a pet is

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determined to be a nuisance. A nuisance is any action of a pet that endangers life or health, gives offense to the senses, violates laws of decency or obstructs reasonable or comfortable use of property. An animal may be considered a nuisance if it, among other things, (a) habitually or repeatedly barks in a manner that disturbs others, (b) interferes or obstructs persons engaging in exercise or physical activity, (c) defecates on the lawn of a home not occupied by its owner, or (d) habitually violates the leash requirement.

21. If a resident witnesses or has actual knowledge of any incident involving the aggressive behavior (or any other behavior or actions that would constitute a violation of the Community rules and regulations or a nuisance) of any animal(s), permitted pet(s) or service or assistance animal(s) in the Community, such resident shall promptly report such incident to Landlord by contacting the Management Office. The resident shall provide Landlord with all reasonably requested information including, without limitation, the date, time, and location of the reported behavior, essential facts of the incident (including any potential provocation and the specific behaviors exhibited), the breed and type of the offending animal, any witnesses and their corresponding contact information, and the resident's contact information.

22. **BASE RULES ACKNOWLEDGMENT** Resident agrees that the rules, procedures, and requirements in this Addendum are the rules, procedures, and requirements of the Landlord only and further agrees and acknowledges that Resident may be subject to certain military installation/base rules, requirements, restrictions, and procedures applicable to the residents of the Community, including, without limitation, rules, requirements, restrictions, and procedures regarding animals or pets and/or any related accommodation requests ("**Base Rules**"), which Base Rules may be more stringent than the rules, procedures, and requirements set forth herein. Accordingly, Resident agrees and acknowledges that (a) it is Resident's sole responsibility to familiarize himself or herself with and strictly abide by and comply with any and all applicable Base Rules in addition to all rules, procedures, and requirements set forth herein, (b) Resident's compliance with the Base Rules is an independent obligation from Resident's compliance with this Addendum, (c) any and all rights granted to Resident under this Addendum, if any, may be affected, modified, reduced, eliminated, or limited by the Base Rules through no fault of Landlord, and (d) Landlord shall not be liable to Resident or any other party or otherwise be responsible for any harm, damages, costs, expenses, fees, losses, or other liabilities in connection with any rights of Resident under this Addendum that are affected, modified, reduced, eliminated, or limited in any way by the Base Rules. By executing this Addendum, Resident represents and warrants that he or she is and shall remain at all times compliant with the Base Rules.

PET REGISTRATION INFORMATION

Resident hereby represents and warrants that the information below is true and accurate. **Landlord must be notified of significant changes to the below information.**

Pet #1 Information

Pet Name: _____
Type of Animal: _____
Breed: _____
Color: _____
Gender: _____
Weight: _____
Age: _____
Description: _____

Pet #2 Information

Pet Name: _____
Type of Animal: _____
Breed: _____

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Color: _____
Gender: _____
Weight: _____
Age: _____
Description: _____

Veterinarian Information

Veterinarian Name: _____
Veterinarian Contact Information: _____
Emergency Contact Information: _____

Photo

A photo of each pet **must be** provided with this Addendum for the file.

Licenses

All pets should be licensed and/or registered in accordance with all applicable State and local laws. Copies of such licenses **must be** provided with this Addendum for the file. Resident shall comply with all municipal, city or county codes regarding pet ownership.

Vaccinations and Inoculations

Documentation from a qualified veterinarian indicating each pet has met all vaccination and inoculation requirements in your area **must be** provided with this Addendum for the file. The documentation should indicate the types of vaccinations and inoculations received and the dates when received. Resident hereby represents and warrants that the above-described pet(s) has been properly licensed and inoculated and agrees to furnish Landlord with evidence thereof.

FAILURE TO COMPLY

Resident’s failure to comply with the terms and provisions of this Addendum (including, without limitation, the removal of an offending animal) or violation of any representation or assurance contained in this Addendum shall constitute a default permitting termination of the Lease.

ACKNOWLEDGEMENT

Please initial **one (1)** of the following statements:

_____ Resident acknowledges the she or he **does not own a pet.** Resident acknowledges that no animal or pet of any kind may be kept within the Premises or otherwise be kept in the Community by Resident or his or her guest without the prior written consent of the Landlord. Resident also acknowledges that if he or she obtains permission at a future date to keep a pet, Resident agrees to abide by all of the requirements of this Addendum.

OR

_____ **[OPTION #1:** It is agreed between Resident and Landlord that for the privilege of maintaining the above identified pet(s) within the Premises that the amount of **\$250.00 per pet** will be paid as a **non-refundable pet fee.** **OPTION #2 – REFUNDABLE PET DEPOSIT:** It is agreed between Resident and Landlord that for the privilege of maintaining the above identified pet(s) within the Premises that the amount of **\$250.00 per pet** will be paid as a refundable pet deposit. **OPTION #3 – NO PET FEE – DELETE THE FIRST SENTENCE OF THIS PARAGRAPH ENTIRELY**] Resident agrees to abide by all of the requirements of this Addendum. Except for the pet(s) described above, Resident shall not keep any pets within the Premises or otherwise in the Community without Landlord’s approval and re-execution or update of this Addendum. By signing below, Resident certifies that his or her pet(s) identified

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above has no history of aggressive, threatening or violent behavior. Resident understands that the permission to keep the above identified pet(s) in the Premises can be revoked by Landlord at any time if there is a failure to comply with any of the terms and conditions of this Addendum or if Resident permits the pet(s) identified above to become a nuisance or safety hazard to the other residents or animals of other residents, and upon such revocation, Resident must permanently remove such offending pet(s) from the Premises in accordance with terms hereof. Failure to do so may result in termination of the Lease.

Resident agrees that he or she has read all of the terms of this Addendum, is submitting this Addendum with true and accurate information and accepts all of the terms and conditions of this Addendum.

Resident

Date

Landlord hereby grants permission to Resident to keep in the Premises, the above-described pets (if any) on the terms and conditions set forth herein.

Landlord

Date

[INSERT COMMUNITY HOUSING NAME]