

Pet Addendum

This pet addendum is an amendment to the lease dated _____ between _____ and _____
(TENANT)

Southwestern Baptist Theological Seminary covering the premises known as _____
ADDRESS APARTMENT

CITY STATE ZIP CODE

- ✓ Tenant has read, understands, and agrees to abide by all applicable housing policies pertaining to pets.
- ✓ Tenant has completed a Pet Application Form and has been granted permission by the Housing Director to keep the pet(s) specified under the following terms and conditions:

1. **Number:** Tenant may have no more than *two* approved pets.
2. **Types of Pets:** The only pets allowed are (a) cats, (b) dogs, (c) birds, and (d) fish. Reptiles, rodents, and farm animals are not permitted on the property. Aquariums may be no larger than 15 gallons and count as one pet. Aggressive breeds of dogs are not permitted.
3. **Service Animals:** Service animals are not considered to be pets. A service animal is any guide dog, signal dog, or other animal individually trained to provide assistance to an individual with a disability. Service animals perform some of the functions and tasks that the individual with a disability cannot perform for him or herself.
4. **Vaccination and Sterilization:** A Care and Vaccination Record is required for dogs and cats showing the pet's name, age, breed, sex, color, animal ID#, and vaccination record, and verifying that all vaccinations are current by Texas state law. Dogs and cats over the age of six months must be spayed or neutered. A photo of the pet (or aquarium) is also required.
 - (a) The above information must be (i) submitted along with the application for *current owners* or (ii) within 30 days of obtaining a pre-approved animal *for new pet owners*.
 - (b) Tenant agrees to provide the Housing Office updated information *as vaccinations are renewed*.
5. **Pet Fee:** A pet fee of \$250 (non-refundable) is due upon assignment if applicant is a current Tenant. New Tenants will be expected to submit this fee upon arrival.
6. **Pet Care:**
 - (a) Tenant agrees that the pet will be allowed out of Tenant's unit only under the direct control of a responsible human companion and on a hand-held leash or in a pet carrier.
 - i. Tethers are allowed only when owner is outside within its circumference. For City of FW tether regulations see City Ordinance 6-13.(d)-(f).
 - ii. Tethers and tether-stakes left outside a unit when not in use are subject to removal without notice.
 - (b) Tenant agrees to provide adequate and regular veterinary care, as well as ample food and water, and will not leave pet unattended for any undue length of time. Tenant will diligently maintain cleanliness of litter boxes as well as pet sleeping and feeding areas.
 - (c) Tenant will prevent pets from engaging in behaviors or creating excessive noise at a level that disturbs neighbors, including, but not limited to, barking, jumping, and running.
 - (d) Tenant must pick up and dispose of pet's waste immediately. Un-scooped pet waste is subject to a fine of \$150. Dogs must be registered in the PooPrints DNA registry (see Housing Office for details and appointment). Tenants with an unregistered dog are subject to a fine of \$150 and termination of the rental agreement.
 - (e) All pet food not canned must be kept in a sealable plastic container or in Tenant's refrigerator.
 - (f) All pets must be caged/kenneled (cats excepted) when tenant is away to prevent damage to the unit and ensure that there are no entry issues

- if maintenance needs arise. Tenant will not hold the seminary or its agents liable for pet(s) escaping the unit upon entry due to Tenant's failure to cage or kennel their pet (including cats).
- (g) *Cats and dogs must wear collars with up-to-date identification at all times. Dogs must have a PooPrints ID tag on their collar as well.*
7. **Violations:**
 - (a) A pet exhibiting aggressive behavior that makes other Tenants or staff fearful of their safety shall not be permitted.
 - (b) If a pet creating disturbance cannot be calmed in a timely manner, Tenant may be asked to kennel or remove the pet at Tenant's expense.
 - (c) When there is question as to the acceptability of a pet and its behavior under this agreement, the determination will be made by the Director of Housing.
 - (d) No pets are allowed in the Carroll Park apartments, even temporarily, other than those registered with the housing office.
8. **Liability:**
 - (a) Tenant agrees that any damage or stains to the exterior or interior of the premises, grounds, flooring, walls, trim, finish, tiles, carpeting, etc., caused by the pet will be the full financial responsibility of Tenant and that Tenant agrees to pay all costs involved in the restoration to its original condition or replacement.
 - (b) Tenant will permit the seminary to professionally treat the premises, including grounds (if any), for fleas and ticks, and clean all carpets while Tenant is present or away from the unit. The contractor involved will be one the seminary typically uses, and the cost will be competitive and borne by Tenant.
 - (c) If there is reasonable cause to believe an emergency situation exists with respect to the pet, and if efforts to contact Tenant and emergency caretaker are unsuccessful, the director of housing or his or her agents may contact the local animal control authority and assist its staff in entering Tenant's apartment. Examples of an emergency situation include suspected abuse, abandonment, fire or other disaster, or any prolonged disturbance. If it becomes necessary for the pet to be boarded, any and all costs incurred will be the sole responsibility of Tenant.
 - (d) Tenant agrees to indemnify, hold harmless, and defend the seminary or seminary's agents against all liability, judgments, expenses (including attorney's fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by Tenant's pet(s).
 - (e) A Tenant who breaches this agreement agrees that, in addition to immediate termination of this agreement, he or she may be subject to one or more of the following sanctions: reprimand; probation; work or service requirement; restitution; fine; forfeiture of room fee, room deposit and security deposit; suspension or dismissal from the housing unit; prohibition from other seminary housing; referral for discipline under the Student Code of Conduct; referral for legal action; and such other action as the seminary deems appropriate.

Tenant's Name (print) _____

Tenant's Signature

Date

Housing Director

Date