



Mountain House, LLC PET AGREEMENT

Tenant(s): _____

Unit #: _____

The Lease Agreement covering the Premises provides that no pets are permitted on or about the Premises or Property without Landlord's or Manager's prior written consent. Tenant is hereby permitted to maintain only the following described Pet in the Premises and Property, subject to the terms and conditions of this Pet Agreement:

Pet 1:

Name of Pet: _____ Type of Animal: _____

Breed: _____ Color: _____ Age: _____

Weight: _____ Description: _____

Date of last shots: _____ License #: _____

City/Town that Issued License: _____ Pet Spayed/Neutered? _____

Pet 2:

Name of Pet: _____ Type of Animal: _____

Breed: _____ Color: _____ Age: _____

Weight: _____ Description: _____

Date of last shots: _____ License #: _____

City/Town that Issued License: _____ Pet Spayed/Neutered? _____

1. Specific Types of Permitted Pets: The following rules apply to specific types of pets:

Dogs: Dogs must be spayed or neutered. Veterinary proof may be required. No puppies (four (4) months or less) are allowed. No adult dog, fully grown, will exceed eighty-five (85) pounds. **In an apartment home, two (2) dogs will be allowed as long as they do not exceed the eighty-five (85) pound weight limit.**

Cats: No cat is permitted unless it has been spayed or neutered. Veterinary proof is required. Your cat must be kept in the apartment at all times except when transporting the cat. Under no circumstances are cats allowed on apartment balconies or in common indoor or outdoor areas. Cat litter must be double-bagged in plastic prior to disposal in the garbage. Use of a litter box is required and regular disposal of waste and cleaning is required. You may not dispose of litter in toilets, even if the litter is marked "flushable". Cat litter can cause clogs in the pipes and flooding. Resident shall be responsible for all damage caused by violation of these rules.

Fish: Stand must be sturdy. No aquarium with a capacity greater than twenty (20) gallons shall be kept on the Premises or in any apartment. Residents must place aquariums in a safe location in the apartment, on a shelf or table giving the aquarium enough support. Residents shall be responsible for all damage caused by leakage or breakage from any aquarium.

2. Tenant may not maintain any animal other than the Pet, stated above, in the Premises or the Property at any time. Tenant represents to Landlord and Manager that the Pet is house broken, and the Pet has no vicious tendencies or history of threatening or causing physical harm to persons or property. Dogs cannot weight more than a total of 85 pounds.
3. Tenant agrees to pay Landlord additional refundable security deposit of the following:
 - 1 Pet: \$ 750
 - 2 Pets \$ 900
 - 3 Pets \$1,000
4. If it is necessary for Landlord or Manager to enter the Premises, whether to make repairs or for any other purpose, Tenant must secure the Pet in a kennel or crate during the period of such maintenance. Tenants will be given up to a 48-hour notice before entering.
5. Tenant agrees that within the Property, the Pet will be kept in the Premises at all times unless accompanied by Tenant and under Tenant's control using a leash, cage or carrier. The Pet must be kept on a short leash or a container when entering or exiting Tenant's apartment, the parking areas, common areas and community grounds. Loose pets may be removed from the Property by local authorities.
6. With respect to the Pet, Tenant shall comply with all state and local laws and best veterinary practices related to the maintenance of pets, including without limitation those related to vaccination and licensing.
7. The Pet may not create danger, damage or noise on the Property, pose a health hazard or soil the Premises or Property. Any damage caused by the Pet will be Tenant's responsibility and Tenant will be charged for the cost to repair any damage caused by the Pet as additional rent. This includes, but is not limited to window coverings, luxury vinyl plank cleaning or replacement, damage to walls, woodwork, flooring, screens and common area landscaping. Tenant shall be jointly and severally liable for the entire amount of all damages caused by the Pet, including cost associated with eradicating fleas or other infestations. Tenant must promptly treat both the Premises and the Pet to eradicate any fleas or other pests that are found in the Premises. Keeping the Pet on a prevention program for fleas is highly recommended. If any item within the Property or Premises cannot be satisfactorily cleaned or repaired, Tenant shall pay for complete replacement of such item. **Pet damage of any kind is not considered normal wear and tear.**
8. The Pet may not be allowed to urinate or defecate on any unprotected surface within the Premises or building. Tenant shall immediately remove and properly dispose of all pet waste from the Property (including within the Premises) in proper receptacles. Pet waste shall not be flushed down toilets. Pet food may not be left outside.
***Failure to comply will result in a \$200.00 fine per occurrence.**
- 9. Do not use the community laundry machines for cleaning any pet blankets, beds or bed covers. Please use the laundry mat located at 44 Park Road, Stowe.**
10. If, in the opinion of Landlord or Manager, the Pet becomes annoying, bothersome or in any way a nuisance to other residents or to the operation of the Property, Landlord or Manager may revoke this Permit and, upon notice from Landlord or Manager, Tenant will immediately remove the Pet from the Premises and Property. Tenant's failure to remove the Pet after being requested to do so will constitute a material breach of the Lease Agreement and shall entitle Landlord or Manager to terminate the Lease Agreement.

- 11. Without limiting the scope of Tenant's indemnification obligations in the Lease Agreement, Tenant agrees to indemnify, defend and hold harmless Landlord, Manager and their respective employees, agents, contractors, members, managers, shareholders, directors and officers from and against all liability, loss or expense whatsoever arising from, concerning or related to the Pet including without limitation impoundment costs, personal injuries (including death), property damage, attorney's fees and costs.
- 12. Landlord or Manager reserves the right to modify these rules and/or to impose additional rules and regulations governing pets on the Premises or Property, and Tenant agrees to abide by all such additional rules and regulations after being provided with copies thereof.
- 13. Upon move-out tenant will pay for professional defleaing and deodorizing. Tenant will clean with Armstrong Once and Done floor cleaner to protect future tenants from possible health hazards, regardless of how long the pet occupied the premises. Such floor cleaning, defleaing, and/or deodorization may be arranged for by Management.

All Tenants must sign the Pet Addendum to verify they understand the policy.

Tenant Signature Date

Mountain House, LLC Date

Tenant Signature Date

Concord Group Restricted Dog List 2020

Tenants are not permitted to have dogs or mixed breed of dog on our restricted dog list.
Tenants with acceptable breed of dog must purchase and maintain their own Renters Insurance.

Restricted Dog List

Akita
Alaskan Malamute
Chow
Doberman Pinscher
German Shepherd
Great Dane
Pit Bull (American Staffordshire Terrier)
Presa Canario
Rottweiler
Saint Bernard
Siberian Husky
Wolf and/or wolf-hybrid
Other large and/or aggressive breeds

*****This restricted list is activated September 2020. Any existing pet agreements with breeds on the above restricted dog list are grandfathered*****