

## MCCAF/HILDALE SPRINGS PET ADDENDUM

This agreement is attached to and made a part of the Residential Lease Agreement

Dated \_\_\_\_\_ by and between \_\_\_\_\_ (Tenants) and MCCAFC, Inc./Hilldale Springs Townhomes (Lessor) for the property located at \_\_\_\_\_. Tenant desires to keep a certain pet(s) described below. (Please attach a recent photo of the pet(s)).

Type of Pet \_\_\_\_\_ Breed \_\_\_\_\_ Color \_\_\_\_\_

Full-grown weight: \_\_\_\_\_ Age: \_\_\_\_\_ Sex: \_\_\_\_\_

The following is the pet policy of MCCAFC, Inc. The purpose of this policy is to provide standards to ensure the best possible environment for all tenants and to ensure the responsible care of pets. All tenants and applicants will read and sign a copy of this policy. **A refundable \$250.00 fee is required for each pet.**

### General Conditions

The Tenant(s) agree(s) that:

1. That any damage to the exterior or interior of the premises, grounds, flooring, walls, trim, finish, tiles, carpeting, or any stains, etc., caused by the pet will be the full financial responsibility of the tenant and that tenant agrees to pay all costs involved in the restoration to its original condition. If because of any such stains, etc., said damage is such that it cannot be removed, then tenant hereby agrees to pay the full extent of replacement.
2. Common household pets shall include domesticated dogs & cats kept for pleasure. **No tenant shall have more than two pets.** No fish, birds, turtles, snakes, lizards or rodents are allowed.
3. **The size of pet is not to exceed 50 lbs.**
4. The tenant(s) will, at all times, comply with the City of Muskogee Ordinances found in "Chapter 14- Animals" located at [https://library.municode.com/ok/muskogee/codes/code\\_of\\_ordinances](https://library.municode.com/ok/muskogee/codes/code_of_ordinances)
5. All female dogs over the age of six months and all female cats over the age of five months must be spayed. All male dogs over the age of eight months and all male cats over the age of ten months must be neutered. If health problems prevent such spaying or neutering, a veterinarian's certificate will be necessary to allow the pet to become or continue to reside at the residence.
6. Tenant(s) shall provide a name and address of a pet caretaker who will assume responsibility for the care of their pets shall the owner be unable to, as well as the name and address of the veterinarian responsible for the pet's healthcare. If the tenant(s) is/are unable to provide the name of a pet caretaker, he/she shall make alternative arrangements for pet care in an emergency and shall notify management of these arrangements.
7. To keep the rabies shots of the pet current.
8. Tenant must provide documentation for all the requirements contained herein.

Date & Initial of Tenant(s), (only if page is not signed)

Date & Initial of Landlord

\_\_\_\_\_

**TENANT MAINTENANCE OBLIGATIONS**

Tenant(s) agrees to promptly and regularly perform the following in respect to ownership of a pet:

- A. Keep the property, including patios and yards, if any, clean and free of pet odors, insect infestation and pet feces, urine, waste and litter.
- B. Restrain and prevent the pet from gnawing, chewing, scratching or otherwise defacing the doors, walls, windows and floor covering of the unit, buildings, landscaping and shrubs.
- C. Immediately remove, clean up and appropriately dispose of any pet feces, waste and litter deposited by the tenant’s pet in the property’s yard, shrubs, flower beds and sidewalks.

**RESTRICTIONS**

Tenant(s) agrees to promptly and at all times observe the following restrictions on ownership of a pet:

- A. Tenant shall exercise proper restraint of a pet so as to prevent it from becoming a nuisance to any other person(s). Cats and dogs will wear an identification collar at all times.
- B. The pet shall be maintained and properly licensed and inoculated as required by local, county or state statute, ordinance or health code.
- C. Pets of vicious or dangerous disposition shall not be permitted. Any pet duly determined to constitute under state or local law as a nuisance or threat may be required to be immediately removed.
- D. A pet will not be permitted to disturb the health, safety, rights, comfort or peaceful and quiet enjoyment of neighbors.
- E. Tenants shall be responsible for the proper care and feeding of their pets. If the health or safety of pet is threatened by the death or incapacity of the tenant or if the pet is left unattended for 24 hours, the Lessor may contact the responsible party designated by the pet owner in the pet registration. If that person is unavailable or unwilling to care for the pet, the Lessor may contact the appropriate state or local authority to remove and care for the pet. If neither source of aid is available, the owner may enter the premises, remove the pet and arrange for pet care.

Signatures

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Lessor Date

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Tenant Date

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Tenant Date

Date & Initial of Tenant(s), (only if page is not signed)

Date & Initial of Landlord

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