

# MONITOR

@ 132 Monitor Street

## Animal Addendum

In connection with the Residential Lease entered into on or about \_\_\_\_\_ [date] (hereinafter the "Lease") by and between

Landlord: LDF I, LLC

Tenant(s):

For the Leased Premises: 132 Monitor Street, Jersey City NJ 07304 – Unit \_\_\_\_\_

Starting Date of Lease: \_\_\_\_\_ Ending Date of Lease:

Other than in accordance with the terms, conditions and provisions of this Animal Addendum, no dog, cat, or any other Domesticated Animal shall be permitted at the Leased Premises or at any other area at the property upon which the Leased Premises is located (hereinafter, the "Property").

Tenant hereby requests, and only by the authorized signature below on behalf of the Landlord, Landlord hereby consents, subject hereto, to the keeping of a Domesticated Animal in the Leased Premises.

Nothing herein shall be construed to allow any Domesticated Animal to have access to any yard, courtyard or roof area other than the dog run located at the Property.

The consent hereby granted is limited to this particular request by the Tenant for the keeping of only the below-described Domesticated Animal at the Leased Premises and shall not extend or entitle the Tenant to the keeping of any other Domesticated Animal at the Leased Premises.

Tenant hereby requests, and Landlord hereby consents to the keeping, by the Tenant, within the Leased Premises, only the Domesticated Animal described, as follows: Name of Pet \_\_\_\_\_ Weight \_\_\_\_\_ Breed \_\_\_\_\_

The above described Domesticated Animal shall, in the consideration provision below, be referred to as the "Domesticated Animal."

In consideration for Landlord's consent hereby, Tenant(s) expressly agrees, as follows:

a. The maximum limit of animals to be kept on the Premises is two (2). This includes any visitors or "pet sitting". At no time will a tenant have more than two (2) animals on the premises, even temporarily;

b. To pay to the Landlord a \$175 initial admin per pet fee as well as a monthly pet fee in accordance with the animal's "paw score" as determined by PetScreening.com. This is a fee not a deposit and is non-refundable; this fee is payable with each renewal of the unit lease;

- i. Pet Fees: Cats - you will be required to pay a \$175 Pet Administrative Fee per cat upon move-in. This is a one-time fee for the term of your lease. If you renew your lease the fee will be due at the renewal. There is a maximum of two (2) cats per residence.
- ii. If you have a dog and the building you are applying for allows dogs, you will be required to pay a \$175 (\$250 for previously restricted "special" breeds listed below) Pet Administrative Fee per pet upon move-in. This is a one-time fee for the term of your lease. If you renew your lease the fee will be due at the renewal. In addition to this fee, you will also have monthly pet admin fees per pet. The amount of the pet fee is determined based upon the "Paw Score" that PetScreening.com assigns to your pet. This score is determined using a proprietary formula that takes into account things like pet age, weight, vaccination records, etc. The following are the pet rent amounts:
- 5 Paws - \$25.00/mo (\$50/mo special breeds)
  - 4 Paws - \$25.00/mo (\$50/mo special breeds)
  - 3 Paws - \$35.00/mo (\$60/mo special breeds)
  - 2 Paws - \$45.00/mo (\$70/mo special breeds)
  - 1 Paw - \$55.00/mo (\$80/mo special breeds)

iii. Regardless of "Paw Score" we have a 2 pet maximum and do require all pets to **be over 6 months of age**, current on vaccinations, and spayed/neutered.

iv. Please note that the following dog breeds are restricted by landlord insurance policies, and you would be required to provide your own pet liability insurance covering the specific dog and naming both our brokerage and the property owner as additional insured on the policy: Pit Bull Terriers, Staffordshire Terriers, Rottweilers, German Shepherds, Presa Canarios, Chows, Doberman Pinschers, Akitas, Wolf-hybrids, Mastiffs, Cane Corsos, Great Danes, Alaskan Malamutes, Siberian Huskies

c. When left alone, dogs must be kept away from the unit entry door so as to not be alarmed or agitated by passersby and become a barking nuisance; dogs must be crated away from the door or put in the bedroom;

d. If using the service of a dog walker, the dog walker is not to bring other dogs from their walking route into the building to pick up or drop off the Tenant's dog; the dog walker must leash and leave all other dogs outside the premises during pick up and drop off;

e. To leash, curb and clean after the Domesticated Animal at all times;

f. To curb the Domesticated Animal at a location not within or on any portion of the Property and subject to applicable laws, regulations, rules and/or ordinances;

g. Anything herein to the contrary notwithstanding, if in the sole discretion of the Landlord, the Domesticated Animal interferes with the peace, quiet, safety, and/or security of other tenants and neighbors at the Property, then on notice from the landlord, the Tenant shall not be further entitled to keep the Domesticated Animal at the Leased Premises and this Animal Agreement shall be terminated and of no further legal force or effect;

h. To be responsible for any harm or damage caused by the Domesticated Animal. Tenant shall indemnify and hold the Landlord harmless in connection with any claim that may arise out of or based on any action or inaction of the Tenant or the Domesticated Animal;

i. To cooperate fully with the Landlord, in secluding or removing the Domesticated Animal from the Leased Premises at the request of the Landlord for the purpose of access to the Leased Premises, free of the Domesticated Animal, by the Landlord or any of its agents to allow for matters, including, without limitation, maintenance or repair of the Leased Premises, or any other matter described in the Lease.

j. To lodge the Domesticated Animal at a location not within or on the Property during the last month of the Lease in order to facilitate access for the proper showing of the Leased Premises to prospective tenants; or have the Animal securely crated during showings.

k. Should the abovementioned Animal be the cause of any injury sustained by a human or other Animal on the premises or in the immediate proximity, this agreement is subject to immediate termination and the Animal will be removed from the premises.

l. To pay a fine of \$500 plus the actual cost to remedy any infraction or violation of the above conditions

Tenant(s) by the signature(s) below expressly acknowledge and agree that a violation or breach of any the term, provision or condition of this Animal Agreement may, in addition to the termination of this Animal Agreement, be deemed by the Landlord, in Landlord's sole discretion, as a Default under Paragraph 10 of the Lease and Landlord shall have all remedies available to it as though such violation or breach was in fact a Default under the terms of the Lease.

**TENANT(S):**

**LANDLORD:**

\_\_\_\_\_ Date

\_\_\_\_\_ Date

LDF I, LLC