

# THE MILL

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## Pet Lease Addendum

EFFECTIVE DATE OF PET LEASE: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

TENANT NAME: \_\_\_\_\_ APARTMENT: \_\_\_\_\_

PET NAME: \_\_\_\_\_ TYPE/BREED: \_\_\_\_\_

PET AGE: \_\_\_\_\_ PET WEIGHT: \_\_\_\_\_  MALE  FEMALE

THE MILL APARTMENTS, LANDLORD, AGREES TO ALLOW THE PET INDICATED ABOVE UNDER THE FOLLOWING CONDITIONS:

**AN ADDITIONAL DEPOSIT OF \$150.00 PER PET WILL BE PAID WHICH WILL BE TREATED AS A SECURITY DEPOSIT AND PROCESSED UPON TENANT MOVE-OUT; \$75.00 OF THIS ADDITIONAL DEPOSIT WILL BE NON-REFUNDABLE.**

**AN ADDITIONAL PET RENT OF \$20.00 PER MONTH PER PET WILL BE PAID; THIS AMOUNT MAY BE PAID BY ONE TENANT, OR DIVIDED AMONG SEVERAL, ACCORDING TO AGREEMENT AMONG TENANTS IN THIS APARTMENT AND DEFINED IN THIS PET ADDENDUM.**

**TENANT OR TENANTS PARTY TO THIS ADDENDUM UNDERSTAND THAT COSTS RELATED TO POTENTIAL DAMAGES MAY EXCEED THE AMOUNT OF DEPOSIT. IN SUCH CASE, TENANTS WILL BE BILLED AND HELD RESPONSIBLE FOR SUCH DAMAGES. PERMISSION TO KEEP PET MAY BE REVOKED AT ANY TIME IF TENANTS FAIL TO COMPLY WITH PET ADDENDUM OR PET IN ANY WAY BECOMES A NUISANCE. FURTHER:**

1. ALL PARTIES IN THE APARTMENT AGREE TO HAVE THIS PET, AS INDICATED BY SIGNATURES HERE:

\_\_\_\_\_  
(PARTY 1)

\_\_\_\_\_  
(PARTY 2)

\_\_\_\_\_  
(PARTY 3)

\_\_\_\_\_  
(PARTY 4)

2. CAT LITTER BOXES WILL BE EMPTIED AND CLEANED REGULARLY BY TENANTS;

3. HARRISONBURG HAS A LEASH LAW, AND TENANTS ARE EXPECTED TO ABIDE BY THAT AND ALL OTHER LAWS PERTAINING TO PETS, INCLUDING REQUIRED VACCINATIONS, ETC.

4. TENANTS ARE REQUIRED TO WALK DOGS AROUND THE PERIMETER OF THE MILL (RATHER THAN BY A BUILDING) IN ORDER TO MINIMIZE THE LIKELIHOOD OF OTHER TENANTS/GUESTS STEPPING IN EXCREMENT. IF MILL STAFF HAS TO CLEAN UP MESS FROM GROUNDS, CHARGES WILL BE BILLED TO PET OWNER. REPEATED VIOLATIONS WILL RESULT IN TERMINATION OF PET LEASE.

**PEOPLE ALWAYS TAKE PRIORITY OVER PETS. PERSONS WHO HAVE PETS ARE RESPONSIBLE FOR FINDING ROOMMATES WHO AGREE TO LIVE WITH THAT PET. IF WE HAVE TROUBLE RENTING A ROOM OR ROOMS BECAUSE OF THE PRESENCE OF A PET, THE PET LEASE WILL BE TERMINATED BY THE MILL MANAGEMENT. IF PET OWNER RENEWS LEASE FOR AN ADDITIONAL YEAR WITH NEW ROOMMATES, NEW ROOMMATES ALSO MUST AGREE FOR THE PET TO STAY.**

THIS PET ADDENDUM SHALL EXPIRE WHEN THE TENANTS INVOLVED MOVE OUT OF THE MILL, OR MAY BE TERMINATED BY EITHER PARTY WITH 30 DAYS ADVANCE NOTICE TO THE OTHER PARTY. IT IS NOT TRANSFERABLE TO A DIFFERENT PET OTHER THAN THE ONE NAMED.

**PERSON OR PERSONS RESPONSIBLE FOR PET DEPOSIT, RENT, AND DAMAGES SIGN BELOW:**

\_\_\_\_\_  
(PRIMARY PET OWNER )

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
(DATE)

\_\_\_\_\_  
(SECONDARY PET OWNER , IF APPLICABLE)

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
(DATE)

ALL OTHER ASPECTS OF ORIGINAL LEASE NOT SPECIFICALLY MODIFIED BY THIS DOCUMENT REMAIN IN FULL FORCE AND EFFECT. SIGNATURE OF LANDLORD'S AGENT SIGNIFIES ACCEPTANCE OF PET LEASE ADDENDUM.

\_\_\_\_\_  
(AGENT FOR LANDLORD)

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
(DATE)