



PET POLICY & RIDER

Additional Clause attached to and forming part of the lease between The Housing Authority of the Town of Greenwich (HATG), the LANDLORD and _____, as the TENANT(s), for Unit _____.

Greenwich Close Apartments and HATG, the LANDLORD, does hereby furnish permission to maintain a part in TENANT(s) apartment, subject however to the following policies:

1. The per annum "Pet Fee" is \$600.00 dollars; in addition, there is a non-refundable "Pet Deposit" of \$200.00. The per annum "Pet Fee" is payable in equal monthly installments of \$50.00 dollars on the first day of each and every month. It shall be collected the same as and together with the tenants apartment rent, if any, and shall be subject to the same rights and remedies.
2. Residents may have common household pets. Common household pets as authorized by this policy means a domesticated animal such as; cats, dogs, birds, fish, turtles, that are traditionally kept in the home for pleasure. Pets stored for commercial purposes are prohibited.
3. Residents will provide a written description of their pet and must register their pet with the landlord **BEFORE** it is brought onto the landlord's premises, and will update the registration annually.
4. Cats and Dogs shall be limited to small breeds only, whereas the total weight shall not exceed thirty (30) pounds at any point of its existence.
5. This policy specifically restricts the following dog breeds; Chow, Pit-Bull, German Police Dog, Doberman, Rottweiler, Bull Dog, or any other large aggressive breeds.
6. Resident(s) agrees to identify, defend and hold the landlord and it's management harmless from and against any and all claims, actions, suits, judgments and demands brought by others on account of or in connection with any activity or damages caused by any of the resident's pets.
7. All Cats and Dogs shall be neutered or spayed, and verified by veterinarian, cost to be paid by the pet owner. Pet owners will be required to present a certificate of health from their veterinarian verifying all required annual vaccines.

8. Pets shall be quartered inside the resident(s) unit at all times unless on a leash. Leashes must coincide with the Town of Greenwich Leash Ordinance. Pets will not be allowed on specific common areas (social rooms, laundry rooms, management office, maintenance office or space, courtyards and gardens, etc...). The use of the balcony for pets is prohibited.
9. Pets shall be removed from the premises when their conduct or condition is duly determined to constitute a nuisance or a threat to the health and safety of the pet owner or other occupants of the landlord.
10. The landlord may enter a unit to transfer any animal to a proper authority that is left unattended for 24 hours.
11. Pet shall not interfere with the peaceful enjoyment of other residents or neighbors by barking, howling, biting, scratching or other such activities such as odor or cleanliness.
12. All animal waste is to be picked up and disposed of by the tenant(s) in sealed plastic bags and placed in trash bins.
13. Dishes or containers for food and water will be located within the owner's apartment.
14. No feeding of stray animals.
15. Resident(s) shall not take care of pets for another person(s) not residing in Greenwich Close Apartments.
16. Any infraction of the obligations contained in this pet rider will result in a \$50.00 fine, per occurrence.
17. Action may be taken by the Housing Authority for violation of any of the above rules.

Tenant covenants and agrees that any violation of the foregoing provisions shall be deemed a violation of a substance violation of the within lease and shall entitle the landlord to terminate the lease.

Date

Landlord

Date

Tenants