

ADDENDUM 2 TO DWELLING LEASE

Housing Authority of the City of High Point High Point, North Carolina

PET POLICY and REQUIREMENTS

The Housing Authority of the City of High Point does hereby recognize that residents and applicants have the right to request a copy of this Pet Policy and Requirements and upon compliance with same, request that their lease agreement be amended in order that they may keep a common household pet. This policy, other than the resident's obligation to maintain their premises in a clean, sanitary and safe condition, does not apply to animals which are used to assist the handicapped. Changes may be made to these rules by notifying all families which currently have pets or are eligible to have pets of the changes 30 days prior to their becoming effective.

1. The pet must be recognized by the PHA as a common household pet. The pet must be kept in the unit. These shall include domesticated, warm blooded animals such as a dog or cat. Birds and fish, so long as they are adequately cared for, their containers kept reasonably clean and in a sanitary condition, and in the case of birds, do not disturb other residents, may be kept by residents, whether elderly or non-elderly, without the consent of the PHA and without any other section of these pet rules being applicable. Poultry, ducks, geese, reptiles, such as snakes, lizards, etc., or exotic or unusual creatures such as tarantulas are not considered as common household pets.
2. No family, elderly or non-elderly, may have more than one pet per household.
3. Pets must be of reasonable size, manageable by their owner. As a general rule, pets must not weigh more than 25 pounds nor be of a breed that is known to exceed such weight at full maturity. For instance, a German Shepherd dog as a puppy would be within the 25 pound weight requirement, however, it is generally recognized that German Shepherd's grow to a weight exceeding 25 pounds at maturity, therefore, a German Shepherd would not be permissible, even as a puppy.
4. In the case of either a cat or dog, a pet deposit in the amount of one hundred dollars (\$100.00) shall be required. This may be paid in full at the time the lease is amended or at the election of the resident, a \$ 50.00 initial payment may be made, followed by 5 payments of \$ 10.00 each which will be billed to the resident at the first of each month after the lease is amended until the entire \$ 100.00 is paid. After an inspection of the premises has been completed, the pet deposit is subject to be refunded to the resident after the resident vacates the premises or removes the pet from the premises. From the pet deposit, reasonable expenses directly attributable to the presence of the pet on the premises may be deducted. Such expenses shall include, but not limited to, the cost of repairs and replacements and fumigation of the resident's dwelling apartment. Pet deposits shall be maintained in an interest bearing account. Accrued interest shall be added to a resident's pet deposit periodically and shall be subject to refund in accordance with other provisions stated herein.
5. Families where the head or spouse is *not* elderly or otherwise disabled as defined by the Housing Authority's Admissions and Continued Occupancy Policy will also be required to pay a non-refundable fee in the amount of \$ 100.00 to cover the reasonable operating costs to the community which relate to the housing of a cat or a dog.
6. The pet owner must comply with all federal, state, and local laws and regulations which apply to pet ownership including inoculations or vaccinations, licensing, etc. Prior to entering into an amendment permitting the keeping of a pet, the owner must present

satisfactory evidence of inoculation and compliance with existing laws, including evidence from a Veterinary Clinic that the dog or cat has been spayed or neutered.

7. The pet owner must identify one responsible person, whose name, address, phone number, and signature are evidenced on a form provided by the PHA, who agrees to care for the pet in the event the pet owner dies or is unable to provide satisfactory care for the pet or fails to comply with these pet rules.
8. The pet owner must continually and satisfactorily maintain the premises under lease in a safe, sanitary, and clean condition. Pet owners shall be required to remove pet waste *from anywhere on the project premises* to a sealable bag (by tying, using “twist ties”, or otherwise) sealing the bag, and properly disposing thereof. Litter boxes shall be changed accordingly, as needed to maintain an odor free and sanitary environment. Generally, litter boxes shall be changed either twice a week or scooped daily.
9. The pet, particularly if it is a dog or cat, shall at all times be restrained with a leash and collar while on the project premises outside of the apartment or building in which the owner and pet resides. Pets housed in multi-family, hi-rise apartment buildings must not be permitted outside of their owner’s apartment unless they are being brought to the apartment from the outside of the building or are being taken from the apartment to the outside of the building. When the pet is being brought to or taken from the building, it shall be maintained on a leash at all times while in the hallways, on the elevator, stairs, in the lobby areas or any other common area within the building. The pet may not be left unattended while outside the building on project grounds.
10. No pet shall be left unattended inside an apartment for a period of longer than 24 hours. Pets shall at all times be kept clean and sanitary and shall be provided adequate food and water for maintaining a healthful condition. Pet owners shall be required to promptly have their pet cared for by a licensed veterinarian at the first sign of illness or disease to the pet. At the expense of the pet owner, pets and apartments where pets are housed must be regularly treated for fleas, ticks, mites, or other parasites known to infest pets and pet habitats. Pet owners who fail to do so may become financially responsible for treating areas adjoining their apartment which become infested also.
11. Pets may not disturb other residents.
12. No pet shall be kept on the project premises that is considered vicious or a danger to the health or safety of other residents, their guests, or employees of PHA or it’s agents. Upon execution of the amendment to the dwelling lease, the owner of the pet assumes all liability to any damage, either property or personal injury, which the pet may cause, either directly, or indirectly.
13. Residents *may not temporarily* keep pets for other persons:
14. Visiting pets must be supervised, maintained on a leash at all times and have all required vaccinations.

Visiting Pet:

- A pet under the ownership and control of an individual who is not a household member;
 - does not otherwise reside in the unit,
 - is visiting the resident’s unit;
 - must always be accompanied by its owner when on PHA premises”
15. Residents are solely responsible for all damages caused by visiting pets. Visiting pets must be “common household pets” as defined in this policy, and must comply with all applicable pet policies including without limitation all weight, and size requirements.

STATE OF NORTH CAROLINA

GUILFORD COUNTY

**ADDENDUM TO LEASE
FOR
PET OWNERSHIP**

This agreement entered into by and between the Housing Authority of the City of High Point (herein after referred to as the PHA) and _____ (herein after referred to as the Resident) have entered into an agreement to lease the apartment located at _____ does hereby amend that lease as follows:

The resident has read the PHA's Pet Policy and Requirements which are attached and incorporated into this addendum, has a full understanding of them, has complied with them or agrees to comply with them and therefore has requested permission from the PHA to keep a pet on the premises under lease to the resident.

The below information pertains to identification of the pet:

TYPE OF PET	NAME OF PET	PET BREED (IF KNOWN)
_____	_____	_____
AGE OF PET (IF KNOWN)	DATE OF RABIES VACCINATION	COLOR & DESCRIPTION
_____	_____	_____

In the event that the resident becomes incapable of adequately caring for the pet, for whatever reason, or if a serious violation of the Pet Policy and Requirements occur, such as a personal injury caused by the pet or a particularly unsanitary condition is caused by a pet, or if repeated minor violations of the Pet Policy and Requirements occur, the PHA will request and the resident will agree to remove the pet from the premises within a period of not to exceed 7 days. The resident understands and agrees that failure to comply with a request from the PHA to remove the pet from the premises accordingly shall be just cause for the termination of the resident's lease agreement.

The PHA reserves the right to modify the Pet Policy and Requirements from time to time and may do so by mailing or delivering to the resident a copy of the modified Pet Rules 30 days prior to their becoming effective.

In consideration of the resident's agreement to abide by this addendum, the PHA does hereby grant permission for the resident to keep the pet named and otherwise described above, on the premises so long as the resident's lease agreement is in effect.

This addendum is hereby executed on this the _____ day of _____, by and between:

_____	Housing Authority of the City of High Point:
Resident	_____
_____	_____
Resident	Title

To: Housing Authority of the City of High Point

By my signature evidenced below, I certify that I have read the Pet Policy and Requirements of the Housing Authority of the City of High Point and do hereby agree that I will accept the responsibility for removing the pet of _____ (herein after referred to as the pet owner) in the event that the pet owner is no longer able to keep the pet for whatever reason or in the event that the pet owner becomes deceased.

Name (Typed or Printed): _____

Street Address: _____

City, State, Zip: _____

Home Phone: _____ Business Phone: _____

Signature: _____ Date: _____

Revised: _____