

GARDEN HOMES MANAGEMENT CORPORATION

29 Knapp Street, P.O. Box 4401
Stamford, Connecticut 06907
(203) 348-2200 • Fax (203) 967-8372

www.gardenhomesmanagement.com

ANIMAL RESIDENCY APPLICATION PROCEDURES **FOR APARTMENT TENANTS**

Garden Homes permits animals in some apartments subject to the procedures outlined in this notice. No animals(s) may be replaced or new animals(s) added without the prior written approval of the Stamford office of Garden Homes and the completion of an **Animal Residency Application** and **Animal Responsibility Addendum**. Garden Homes reserves the right to reject any animal for any reason. Please see Lease Terms for restrictions on animals.

Limits Per Apartment: One dog; (or) One dog and one cat; (or) Up to two cats.
Only non-aggressive dog breeds under 50 lbs. will be considered.

TO APPLY:

Submit a completed, signed Animal Registration Application and current photo of the animal.

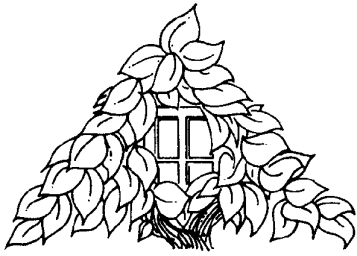
IF APPROVED:

The following must be provided to Garden Homes prior to bringing the animal into the apartment:

- 1) One-Time Animal Residency Fee of \$300.00 for one animal; \$500.00 for 2 animals;
- 2) Monthly rent surcharge of \$50.00 per month for a dog; \$25 per month per cat;
- 3) Animal Responsibility Addendum.
- 4) **If registering a DOG, you must also provide:**
 - a) Copy of the animal license for the current year;
 - b) Veterinarian statement confirming the rabies shot, name, breed, weight, height, color and age of the dog
 - c) Proof of Renter's Insurance coverage.
- 5) **If registering a CAT**, you must provide a Veterinarian statement confirming the cat has been spayed or neutered.

No animals will be permitted in any apartment unless the animal residency procedures have been completed and the Animal Responsibility Addendum has been executed by Garden Homes.

04/2018



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ANIMAL RESIDENCY APPLICATION

This application must be completed in full, signed and dated and submitted to Garden Homes along with a current photo of the animal(s). No animal(s) may be replaced or new animal(s) added without the prior written approval of the Stamford office of Garden Homes and the completion of an *Animal Residency Application* and *Animal Responsibility Addendum*. Please see attached Animal Residency Application Procedures for requirements.

ANIMAL 1: Cat Dog (Circle One): **Name:** _____ **Breed:** _____

Color: _____ **Height:** _____ in. **Weight:** _____ lbs. **Age:** _____

ANIMAL 2: Cat Dog (Circle One): **Name:** _____ **Breed:** _____

Color: _____ **Height:** _____ in. **Weight:** _____ lbs. **Age:** _____

Have any of these animals bitten, scratched or otherwise injured or attacked a person? Yes/No: _____

If yes, please describe: _____

Applicant/Tenant's Full Name (Please Print): _____

Property: _____ **Apartment #:** _____

Applicant/Tenant Signature: _____ Date: _____

Applicant/Tenant Signature: _____ Date: _____

Co-Signer Signature (if applicable): _____ Date: _____

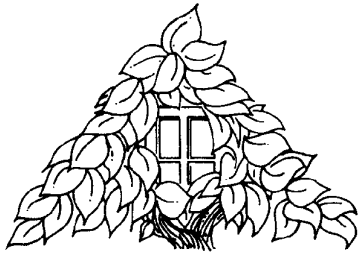
FOR OFFICE USE ONLY

Animal Residency Application
Lease Addendum
Photo

Date Recv'd

Vet Statement
Renter's Insurance
Dog License

Date Recv'd



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ANIMAL RESPONSIBILITY ADDENDUM

This Addendum is made part of the lease executed by the Landlord and the Tenant(s) for the following premises:

PROPERTY: _____ APARTMENT: _____

In consideration of Landlord executing this Addendum, Tenant(s) shall provide the Landlord with a completed **Animal Residency Application** to register and retain an animal(s) in the leased premises described above. Tenant(s) shall keep NO animals on the premises except those listed on the **Animal Residency Application**. Notwithstanding anything to the contrary in the Lease or the **Animal Residency Application**, and as a condition of the Landlord permitting an animal on the premises, the Tenant(s) agree as follows:

1. The animal(s) shall not disturb the quiet enjoyment of other residents.
2. The animal(s) must always be on a hand-held leash accompanied by the Tenant(s) or a responsible designee when outside of the apartment.
3. The Tenant(s) or responsible designee must always have physical control of the animal(s) when outside of the apartment.
4. The animal(s) shall not be aggressive toward people or other animal(s).
5. Tenant(s) or responsible designee will immediately remove animal waste and dispose of properly.
6. Tenant(s) shall indemnify and hold the Landlord harmless from any costs, claims, damages, expenses, or attorney's fees arising directly or indirectly, including consequential damages, as a result of any animals being on the leased premises or common areas.
7. Tenant(s) agree not to permit animal(s) to damage the apartment including, but not limited to, scratching at doors, urinating and defecating on caranimaling and flooring. Tenant(s) agree to take full responsibility for any damages to the property caused by animal(s). Upon vacating the apartment, all physical evidence of the animal(s) shall be removed, the apartment fully cleaned, deodorized, rugs shampooed, and fleas or other animal-related bugs exterminated at Tenant(s) expense.
8. Tenant(s) agree to maintain "Renters Insurance" including liability insurance and will supply proof of insurance to the Landlord.
9. Violation of any of the above conditions or any of the conditions stated in the Animal Residency Application shall be grounds for termination of the lease. Tenant(s) can avoid termination of the lease by removing the animal(s) from the premises, and otherwise complying with section 7 above.
10. Tenant(s) agree to comply with local ordinances requiring animals to be licensed.

Landlord:

Tenant(s)/Co-Signer Signature(s):

Richard Freedman, President

Date: _____