



Pet Application

Apartment # _____

Located at The Lansburgh Apartments, Washington, DC 20004

1. Lease Applicant Information

Lease Applicant/Pet Owners Name(s): _____

Residents (list all residents): _____

- 2. Conditional Authorization for Animal.** This pet application, if approved, shall be part of the lease holder's permanent file. If, in the Landlord's judgment, any rule or provision of the Lansburgh Pet Policy is violated, Landlord shall have the right to demand the removal of Resident's pet from the Community. Any refusal by Resident to immediately comply with such demand shall be deemed to be a material breach of the Lease, in which Landlord shall be entitled to all of the rights and remedies set forth in the Lease for violations thereof, including but not limited to eviction, damages, attorney's fees and court costs.
- 3. Pet Fee.** Resident must pay a one-time nonrefundable fee for having the animal(s) in the apartment of \$ _____ Non -refundable fee for each pet _____ per month pet rent for each pet
- 4. Liability Not Limited.** The pet fee under this Pet Application does not limit Resident's liability for property damages, cleaning, deodorization, deflecting replacements, or personal injuries.
- 5. Description of Animal.** Residents may keep only the animal(s) described below. Residents may not substitute any other animals for the one listed below. Neither Resident nor Resident(s) guest or occupants may bring any other animal-mammal, reptile, bird, fish, rodent or insect into the Apartment or the Apartment community.

Pet's Name: _____

Type: _____ Color: _____

Breed: _____

Weight: _____ Age: _____ Date of Last Rabies Shot: _____

Tenant: _____

Pet's Name: _____

Type: _____ Color: _____

Breed: _____

Weight: _____ Age: _____ Date of Last Rabies Shot: _____

Tenant: _____

Initial _____

Emergency Contact Information: If an emergency involving an accident or injury to Residents pet, Landlord has the right but not the duty to take animal to the following veterinarian for treatment, at Residents' expense:

Doctor: _____

Address: _____

City/State/Zip: _____

Phone: _____

Emergency Contact: _____

Phone: _____

By signing below, the lease applicant agrees that all information above is accurate to the best of the lease applicant's knowledge. The applicant further agrees that they have received, read, understand and will comply with the attached Lansburgh Pet Policy.

Date: _____

Resident: _____

Manager's Approval: _____

Lansburgh Pet Policy

- 1. Pet Restrictions:** Pets will not be allowed in gym or pool area. Resident warrants that the pet is domesticated dog, cat, bird (must be kept in cage) or fish (must be kept in bowl or aquarium not to exceed 55 gallons, is not vicious and has not bitten, attacked, harmed, or menaced anyone in the past. No offspring are allowed.

Residents affirms that the dog(s) is(are):

- (1) not 1 of the following breeds: Pit Bulls & Staffordshire Terriers, American Bulldogs, Doberman Pinschers, Rottweilers, German Shepherds, Chows, Great Danes, Presa Canarios, Akitas, Alaskan Malamutes, Siberian Huskies, and/or Wolf-hybrids
- (2) does not/will not exceed 40lbs at full grown weight

If requested by the Landlord, Resident shall furnish Landlord with written verification from a veterinarian regarding any dogs' breed, weight, and height within 72 hours. Resident shall comply with all state and local ordinances, and laws regarding the licensing and vaccination of pet.

2. Pet Rules

Resident is responsible for any pets' actions at all times. Residents agree to the following rules.

- a. The animal is not to disturb the neighbors or other residents, regardless of weather the animal is inside or outside of the apartment.
- b. Inside the apartment the animal must only urinate or defecate only in the litter box with kitty-type mix
- c. There are no designated areas in the apartment community or on the grounds for animal defecation and urination. Resident is prohibited from letting animal defecate urinate anywhere on the property. If the pet defecates anywhere on the property (including a patio or Balcony for Residents exclusive use), Resident will be responsible for immediate removing the waste and repairing any damage.
- d. Resident shall not tie pet to any fixes object anywhere outside the apartment. Pet shall not be left on a balcony or terrace unattended at any time. Pet shall not be left in the apartment unattended for unreasonably long periods of time
- e. Resident must maintain control of a pet via a leash or carrier in the hallways to and from apartment and in the elevators and all indoor common areas.
- f. Pet is not allowed on common area furniture
- g. in the apartment community
- h. Landlord has the right to make reasonable changes to the rules at any time

- 3. Violation of the rules.** If the Resident, Residents' guest or any occupant violates any rule or provision of the Animal Addendum (based upon landlords judgment) and Landlord gives you written notice, Resident must remove the animal immediately and permanently from the

premises. Landlord also retains all other rights and remedies set forth in the lease, including damages, eviction, and attorneys' fees, to the extent awarded by a court.

4. Complaints about Pets. Residents must immediately and permanently remove animal from the premises if Landlord receives a reasonable complaint from a neighbor and/or other residents or if Landlord, in its sole discretion, determines that the animal has disturbed the neighbors or the other residents.

5. Removal of Pets by Landlord. In some circumstances, Landlord may enter the apartment and remove the animal with one (1) days-notice left in a conspicuous place. Landlord can do this if, in Landlords sole judgement,

Resident has:

- abandoned the animal
- left the animal in the apartment for an extended period-of-time
- failed to care for a sick animal

In doing this, the Landlord must follow the procedures of the Lease and Landlord may turn the animal over to a humane society or local authority. Landlord does not have a lien on the animal for any purpose; but Resident must pay for reasonable care and kenneling charges for the animal. If Resident does not pick up animal with in five (5) days after the Landlord removes it, it will be considered abandoned, unless otherwise stated by local, state or federal law.

6. Liability for Damages, Injuries, Cleaning, ETC. Resident and all Co- Residents will be jointly and severally liable for the entire amount of any and all damages caused by animal including cleaning, deodorizing, and replacement. This provision includes all parts of the apartment including door, carpets, walls drapes, wallpaper, windows screens, furniture, appliances as well as common spaces up to and including, hallways, vestibules, landscaping and outdoor improvements. If items can not be satisfactorily cleaned or repaired, pet owner must pay Landlord full cost to replace.

7. General. Residents acknowledge that no other oral or written agreement exist regarding animals. Except for special provisions noted above, Landlords representative has no authority to modify this pet policy, except in writing.