

# Campus Rentals

202 N Reserve • Muncie, IN 47303  
(765) 808-6107



## 1. Campus Rentals Pet Addendum

### 1.1 TERMS & CONDITIONS

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A maximum of one pet will be allowed at the leased premises. Vicious dog breeds are prohibited (Pit Bulls, American Bull Dogs, Staffordshire Terriers, Doberman Pinschers, Rottweilers, Chows, Great Danes, Presa Canarios, Akitas, Alaskan Malamutes, German Shepherds, Siberian Huskies, Wolf-Hybrids, or a mix of any of the above). The tenant cannot maintain exotic animals or livestock in the rental home or grounds. Any reptile, fish, or pet that is considered a poisonous species is prohibited. Any damage to the leased premises caused by a pet or an aquarium leak must be immediately reported by the Tenant. Any necessary repair or cleaning will be conducted at the Tenant's expense (including but not limited to stained carpets, broken windows shades or blinds, and scratched and chewed cabinetry). The Landlord reserves the right to inspect the Leased Premises (while providing prior notice) in order to assess any possible damages.

All dogs must be caged or leashed and under control of the Tenant prior to the landlord or the landlord's agent entering the property. This includes but is not limited to an authorized maintenance representative, leasing agent, inspector, appraiser, or other person employed by the Landlord. Notice will be given prior to the Landlord or their representatives entering the property. If a pet shows dangerous propensities to third persons, or if it bites or attacks a third person, the tenant is responsible for all damages, and agrees to remove the pet from the premises immediately.

Continual reports of excessive animal noise (such as a barking dog), will be grounds for the Landlord's withdrawal of permission, after which the Tenant will have to remove the pet from the premises immediately. When outdoors, all pets must be on a leash and under the control of a mature and responsible individual. Pets may not be tethered or left unattended outside at any time. The Tenant agrees to clean and properly dispose of all pet waste, both inside and outside the rental property, on a daily basis. No excrement is to remain on the grounds.

A one-time non-refundable pet fee of \$350 will be due prior to the pet entering the facilities plus an additional \$25/month in pet rent. Any repair or cleaning fees deemed necessary as a result of the pet will be charged in addition to this fee. Service Animals are not pets, but provide assistance to disabled residents. By law, the Landlord must allow service animals for Tenants who have a verified need that they require them in order to afford a disabled Tenant fair use and enjoyment of the facilities. Additional deposits and/or pet rent are not required for service animals, but Tenant(s) are responsible for cleaning up after the animal. Tenant(s) are also responsible for any damage done to the unit, building or grounds. Service animals must meet local and state laws for vaccinations. Landlord requires the animal to be housebroken. Documentation from a licensed mental health care professional is required in order to waive the required pet fee. Breed requirements are waived if the pet is verified as a service animal or emotional support animal.

If the Tenant violates any part of this Addendum, the Tenant is then in default of the Lease. In the event of a default, the Landlord may initiate legal proceedings in accordance with Indiana local regulations to evict or have the Tenant removed from the Leased Premises as well as seek judgment against the Tenant for any monies owed to the Landlord as a result of the Tenants default.

### 1.2 PET DESCRIPTION

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Specie-Animal Specie

Breed-Breed

Color-Pet Color

Name-Pet Name

Age-Pet Age

Weight-Pet Weight

### 1.3 PET FEE/DEPOSIT

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Tenant agrees to pay the following:

**NON-REFUNDABLE**

-Pet fee \$350.00

-Monthly Rent \$25.00

-Total Due Before Move In \$375.00

### 1.4 NOTICE

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**ANY FEE OR DEPOSIT ABOVE SHALL NOT LIMIT THE TENANT'S OBLIGATION**

**X**

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Date Signed