



Pet Addendum

THIS PET ADDENDUM ("Pet Addendum") is made this _____ day of _____, _____ by and between _____ (the "Resident" and if more than one, collectively the "Resident") and Lyngblomsten at Lino Lakes.

WITNESSETH:

WHEREAS, Resident and Management have entered into a Lease dated _____ pursuant to which Resident is given the right to occupy unit _____ at Lyngblomsten at Lino Lakes in exchange for payment of a monthly Basic Service Fee;

WHEREAS, Resident desires to keep a pet and Management has agreed to allow such pet under the terms and conditions of this Pet Addendum.

NOW THEREFORE, for and in consideration of the rights and covenants contained herein and other good and valuable consideration, the parties hereto agree as follows:

1. Resident may keep a Pet (as hereinafter defined) in the unit subject to the terms and conditions of this Pet Addendum and the lease. Resident acknowledges and agrees that if Resident or Resident's Pet violate this Pet Addendum, or the lease, Resident will remove the Pet within 24 hours of the request by Management.
2. "Pet" shall mean a domesticated animal that is traditionally kept in the home for pleasure, rather than for commercial purposes. The following pets are allowed in the unit of Lyngblomsten at Lino Lakes: cats, dogs, birds, fish, hamsters, gerbils, guinea pigs, and turtles. To the extent that local or state laws prohibit any animals from living domestically, said animals shall not be considered a Pet for purposes of this paragraph and shall not be kept at Lyngblomsten at Lino Lakes.
3. Resident shall be allowed up to two pets. Any birds, hamsters, gerbils, guinea pigs, or turtles shall be properly caged. Such cages and, in the case of fish, such water tanks or aquariums, shall be of a type which will properly restrain and provide for the well-being of the Pet. There will be a one-time \$500 non-refundable fee per unit, and an additional \$35 monthly fee for each pet. *
4. A Pet such as a dog or a cat and the like must be house broken or litter box trained. Dogs must be leash trained.

5. Resident's pet is not allowed out of unit unless on a leash and in the custody of a responsible person. Leash requirement is 6' to 8' in length. Retractable leashes are prohibited in the main building.
6. Resident will pick up and properly dispose of Pet's waste. No pets in any food areas (Department of Health).
7. Resident will be responsible and will pay for damage or destruction caused by the Pet to the unit, any furnishings or other property of Management or others. Resident's responsibility and liability will include the repair of damaged items to their former condition and/or replacement where necessary, at the sole option of Management.
8. Resident agrees to put the Pet out for board or otherwise arrange for its 24-hour supervision if Resident is away from the unit overnight. Resident agrees to put the Pet out for board or otherwise remove the Pet from the unit for the balance of the Term if the Pet becomes a nuisance or interferes with the rights or enjoyment of other Residents, or if Management shall subsequently revoke this Pet Addendum. Pets may be left alone in a unit no more than 8 hours, and pet owners must control noise and odors caused by pets at all times. Pet owner must ensure that pet will not disturb or infringe on neighbors' quiet enjoyment of their unit.
9. It is the pet owner's option to maintain pet liability insurance and if in place, provide evidence of current coverage to Manager's office.
10. Resident acknowledges that maintenance personnel or other employees will not enter or make repairs to the unit if the Pet is left unattended or not properly restrained. Upon Management's request, Resident will restrain or remove Resident's Pet from the unit so that Management's employees may have access to the unit.
11. Neglect of the Pet, damage or injury caused by the Pet, or Resident's violation of the provisions of this Addendum, shall allow Management the right to revoke this Pet Addendum and Resident's right to keep a Pet in the unit under this Pet Addendum.
12. As a condition of Resident's right to have a Pet, Resident must initially register the Pet with Management, which registration shall include (a) proof in the form of a certificate signed by a licensed veterinarian or a state or local agency empowered to inoculate animals that the Pet has received all inoculations required by the State of Minnesota and the local law; (b) sufficient information to identify the Pet as a common household Pet; and (c) the name, address and telephone number of one or more responsible people who will care for the Pet in the event Resident becomes sick, incapacitated, or dies. If requested, Resident will be required to furnish evidence of current vaccinations and

licenses, as required by city or other local ordinances and evidence that all periodic medications and inoculations required to prevent diseases customarily obtained for pets by responsible pet owners are being administered to Resident's Pet.

Person(s) in immediate area to contact who agrees to take over care of your pet in the event of an emergency:

Name: _____

Address: _____

Phone Number: _____

Name: _____

Address: _____

Phone Number: _____

Proof of Vaccinations received on: _____ ☐ Records Attached

13. Should the Pet become abandoned or left unattended for any reason and Management is unable to contact the emergency contact person Resident has listed with Management, Management has the right to remove the Pet from the unit and provide for its welfare in the most humane way possible, at Resident's cost.
14. Resident agrees to comply with any amendments or changes to the provisions of this Pet Addendum which are required by applicable government regulations and/or as may be determined by Management, and upon receipt of notice thereof, Resident will abide by such amendments or changes or remove the Pet from the unit.
15. Exceptions to the conditions set forth in this Pet Addendum may be made if such exceptions constitute a reasonable accommodation to Resident's handicap.
16. Any terms not otherwise defined in this Pet Addendum shall have those meanings as defined in the townhome lease.
17. The provisions set forth in this Pet Addendum apply to Resident's Guest's Pets in terms of types of pets that are allowed, caging, leashing, noise, cleaning waste, etc. A visiting pet who stays more than 14 days will be considered a Resident Pet and will require a Pet Addendum.

*Minnesota law prohibits fees for service and support animals. In this case, there will be no fee collected.

IN WITNESS WHEREOF, the undersigned has executed this instrument as of the date first above set forth.

Resident(s):

Printed Name

Printed Name

Signature

Signature

Date

Date

Lyngblomsten Staff:

Printed Name

Signature

Title

Date

For Office Use:

Amount: \$ _____ Received: ____/____/____

Check #: _____

Name on Check: _____

Copy of Pet Addendum Provided: ____/____/____

Method: ____Mail ____In-person