

WESTMORE APARTMENTS
Premium Living at Affordable Pricing!

PET ADDENDUM

This addendum is due at the time of application or subject to a \$25 filing fee.

Resident must reside in a pet designated building.

THIS ADDENDUM BECOMES A PART OF THE LEASE FOR THE PREMISES LOCATED AT THE ADDRESS SHOWN BELOW. LESSEE ACKNOWLEDGES THAT HE/SHE HAS CAREFULLY READ THIS ADDENDUM AND UNDERSTANDS ALL OF THE RULES AND REGULATIONS PERTAINING TO HIM/HER KEEPING A PET.

In connection the Lease Agreement dated _____, between Westmore Apartments and _____, the Lessee, for Apartment # _____, located at Westmore Apartments in Lombard, Illinois, and subject to conditions stated therein, Lessor hereby grants permission for Lessee to keep in Lessee’s apartment only the pet described below upon the following terms and conditions:

1. The pet is a DOG / CAT. Its name is _____. He/she is MALE / FEMALE and is approximately _____ years old. **Attach picture to Addendum.**
2. The pet is generally described by the following breed, height, weight and physical identifying characteristics:
 Breed _____ Height _____ Weight _____
 Characteristics (Colors, markings, etc.) _____

Restricted dog breeds are Dobermans, Chows, German Sheppard, Rottweiler, Pit Bulls, Bull Terriers, American Staffordshire, Staffordshire Bull Terriers, American Bulldogs, or any hybrid or mixed breed of one or more of the aforementioned.

1. Maximum weight for any pet is 35 pounds. Only spayed/neutered dogs (6 months or older) and cats are permitted with a limitation of one dog and one cat or two cats per apartment, or one of each.
2. Lessee hereby represents and warrants the above-described pet has been properly licensed and inoculated as required by local law and Lessee agrees to maintain such licensing and inoculation of the pet and to furnish Lesser with veterinary certification of the same each year when the lease is renewed.
3. Lessee hereby agrees to conform to any and all regulations and/or ordinances set by the State of Illinois, the County of DuPage, and the Village of Lombard.
4. The pet will not be allowed out of the apartment unless it is restrained on a leash that shall not exceed five feet in total length, or in an appropriate pet carrier and in the custody of the Lessee at all times. The pet shall be kept on a leash or in the pet carrier at all times when outside the apartment and inside the apartment community. The pet shall not be allowed in the hallways or other interior common areas except for purposes of entering or exiting the building. Pets are not permitted in the recreation areas such as the pool, basketball court, or playground.
5. The pet shall not be exercised inside the apartment community except in designated exercise areas. Pet waste shall be promptly collected and disposed of in designated waste containers. If found not to be complying, Lessee will be fined daily or lease will be subject to immediate termination.
6. The pet shall not be allowed on patio or balcony areas. The pet cannot be placed on a chain and stake.
7. Lessee hereby agrees and assumes full responsibility for personal injuries or property damage caused by the pet permitted under the Lease Agreement and hereby agrees to indemnify Lesser and hold Lesser harmless against any loss, claim or liability of any kind or character whatsoever arising from or growing out of the privilege of having a pet on the premises. Lessee shall purchase and hold for the full term of the lease a comprehensive personal liability insurance policy which will cover damage to the property or personal injury to any resident, guest, invitee, or employee that is on the property. A copy of the Certificate of Insurance shall be submitted annually.

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- 8. Lessee shall insure that the pet does not any at time disturb any other resident of the apartment community nor damage any property located in the apartment unit or in the apartment community. If, in Lesser's or Lesser's authorized agent's sole opinion and discretion, the pet has disturbed or is disturbing any other resident or has caused or is causing damage to the property in the apartment community, then the Lessee shall permanently remove the pet from the apartment unit and the apartment community within 10 days after written request. Lessee's payment for damage caused by the pet shall not entitle the Lessee to keep the pet. Lessee's failure to permanently remove the pet as provided above or failure to comply with all other terms of these Pet Policies shall constitute a default permitting termination of the Lease Agreement.
- 9. If, in the Lesser's or Lesser's authorized agent sole opinion and discretion, the pet displays aggressive behavior to anyone at any time for any reason, the Lessee agrees to remove the pet permanently from the apartment community immediately after receipt of written notification. Lessee's failure to permanently remove the pet as provided above or failure to comply with all other terms of these Pet Policies shall constitute a default permitting termination of the Lease Agreement.
- 10. Except for the pet described above, Lessee shall not keep any pets in the apartment or within the apartment community without Lesser's prior execution of additional Pet Policies.
- 11. Lessee's failure to comply with the terms and provisions of these Pet Policies or violation of any representation or assurance contained in these Pet Policies shall constitute a default permitting termination of the Lease Agreement.
- 12. Lessee has hereby paid to Lesser a one-time non-refundable fee of \$300 for first approved pet (dog/cat) and an additional \$100 fee for the second approved pet, securing Lessee's performance under these Pet Policies and the Lease Agreement. Lessee understands that this non-refundable fee is paid for the privilege of having a pet. This fee is not a pre-payment for any damages that may incur as a result of having a pet on the property.
- 13. Lessee has hereby agreed to pay a monthly pet rent of \$25 for the first registered pet and \$10 for the second registered pet.
- 14. The Lessee expressly understands and agrees that the privilege of keeping a pet may be revoked at any time at the Lesser's sole discretion. The revocation by the Lesser of the privilege granted herein shall in no way affect any other of the Lessee's obligations under the Lease Agreement and covenants and in all other respects said Lease Agreement shall remain in full force and effect. If the Lessee does not remove the pet upon written notice from the Lesser or Lesser's authorized agent, the Lesser shall have the right to remove the Lessee from the leased premises and the Lessee shall continue to be responsible for all rents due under the lease.

I HEREBY AGREE TO CONFORM TO ANY AND ALL REGULATIONS AND ORDINANCES REGARDING MY PET(S) SET FORTH BY THE STATE OF ILLINOIS, THE COUNTY OF DUPAGE, THE VILLAGE OF LOMBARD, AND WESTMORE APARTMENTS.

Lessee Signature _____ Date _____

Westmore Representative _____ Date _____