

**MAPLE STREET APARTMENTS**  
555 W. Maple St., Suite C, Fayetteville, AR 72701  
Tel & Fax: (479) 444-7445

**PET ADDENDUM TO APARTMENT LEASE CONTRACT**  
(Revised June 28, 2011)

The undersigned agree that this addendum is incorporated in and made a part of the Apartment Lease Contract dated the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ on Apartment

No. \_\_\_\_\_, at 555 W. Maple St, Fayetteville, Arkansas 72701, and/or

No. \_\_\_\_\_, at 524 W. Lafayette St, Fayetteville, Arkansas 72701

between these same parties and that it shall be renewed and expire under the terms and conditions of the Apartment Lease Contract.

It is understood and agreed to that:

1. It is the essence of this agreement that if any of the terms and conditions herein specified are violated, Resident(s) shall be required to immediately and permanently remove the pet from the apartment complex. If the Resident fails to immediately and eminently remove the pet from the apartment complex, this shall constitute grounds for immediate termination of the above referenced Lease Contract.

**2. DESCRIPTION OF PET (please print):**

Name of Cat \_\_\_\_\_ Color \_\_\_\_\_ License # \_\_\_\_\_

Name of Pet Owner \_\_\_\_\_

Name and Telephone # of Emergency Contact \_\_\_\_\_

Name of Cat \_\_\_\_\_ Color \_\_\_\_\_ License # \_\_\_\_\_

Name of Pet Owner \_\_\_\_\_

Name and Telephone # of Emergency Contact \_\_\_\_\_

No other animal (including any offspring) shall be permitted by Resident(s) in the apartment or apartment community at any time except for small fish and then only in only a single 20-gallon or lesser size tank.

3. **PET SECURITY DEPOSIT** - The Resident(s) shall pay to Maple Street Apartments **\$250.00** per cat maximum two cats as a pet security deposit. No deposit is required for small fish. If the lessee has a cat prior to moving on property, the fee and must be paid prior to or upon move-in. If the pet is obtained during the lease term, payment of said fee is due immediately. Full payment of the fee is required regardless of the length of time the pet occupies the apartment. Payment of this fee does not alter the Lessee's responsibility under the terms of the lease to keep the apartment and its components clean and without damage.
4. **PET FACILITIES USAGE FEE** – The Resident(s) shall pay to Maple Street Apartments a pet facilities usage fee in the amount of **\$175.00** per cat maximum two cats for the pet(s) to be maintained in the apartment. The fee is due and payable, in advance. It is a one-time fee good the initial lease term and any renewals of this lease contract. The Pet Facilities Usage Fee as described in this Addendum does not apply to those residents who already have a permitted pet(s) on July 15, 2011.

The rent payment procedures, form of payment, late rent fees and returned check fees provisions of the Lease Contract between Maple Street Apartments and the Resident(s), to which this agreement is an addendum, shall apply.

**5. RESTRICTIONS –**

1. Up to two cats will be permitted per apartment.
2. The following pets will be allowed without a pet fee but must obey these rules: Fish – Small fish aquariums will be allowed without a pet fee but must not exceed 20-gallon capacity. No other animal (including any offspring) shall be permitted by Resident(s).
3. All cats must be properly licensed and inoculated as required by local law. Resident(s) agrees to maintain such licensing and inoculation of the pet and to furnish Manager with evidence thereof promptly upon request.
4. No "visiting" pets are permitted.

