



Pet and Service Animal Addendum to Resident Occupancy Agreement

THIS PET AND SERVICE ANIMAL ADDENDUM is entered into on this _____ day of _____, 20____, by and between Mountain Vista Communities and _____, ("Resident") (collectively hereinafter "Parties.") This Pet AND Service Animal Addendum is part of the Resident Occupancy Agreement between Mountain Vista Communities and the Resident; executed on _____. The Parties, in consideration of their mutual promises, agree as follows:

1. Resident desires and has received permission from Mountain Vista Communities to keep the pet(s) and service animal(s) named:

PET NAME(S): _____

PHYSICAL DESCRIPTION: _____

WEIGHT: _____

BREED OF PET*: _____

GENDER _____

AGE _____

****It is resident/pet-owner's responsibility to provide Mountain Vista Communities (MVC) with certified breed determination documentation to comply with the Ft. Huachuca breed restriction policy. All post pets must be registered with the Ft. Huachuca Veterinary Treatment Facility (FHVTF) for verification of microchip and all required vaccinations within seven days of arrival. Proof of FHVTF verification must be provided to the MVC leasing office.***

Person you designate to be responsible for pet in the event you are unable to provide care:

NAME: _____ PHONE: _____

ADDRESS: _____

2. In the event of default of any of the terms of this Addendum, the Resident agrees, upon proper written notice of default from Mountain Vista Communities, to cure the default within 30 days, or permanently remove the Pet from the premises. Failure to comply with these requirements may constitute default under the Resident Occupancy Agreement.

3. Although there is no pet deposit under this Pet Addendum it does not limit the Resident's liability for damages, cleaning, deodorizing, de-flee-ing, replacement and/or personal injuries as herein further specified. The Resident's liability applies to carpets, doors, walls, drapes, windows screens, furniture, appliances, and any other part of the dwelling unit, landscaping or other improvements to Mountain Vista Communities' property. Resident shall be liable for the entire amount of any injury to the person or property of others caused by such pet.

4. Management has the right to add or adjust the Pet Rules and Regulations as necessary. Resident agrees to comply with any changes within 30 days after notification.

5. Resident acknowledges that three (3) violations of the policies is considered "Material Non-Compliance" of the Rules and Regulations and is considered grounds for termination of pet privileges and removal of the pet.

6. Resident has read and agrees to comply with the **PET POLICIES RULES AND REGULATIONS**, contained within the Resident Guidelines and Community Handbook and acknowledges that such rules and regulations are binding and are incorporated by reference herein.

APPLICANT/RESIDENT'S SIGNATURE

ADDRESS

DATE

COMMUNITY MANAGER AGENT

DATE