

Pet Policy for Morrison Grove Apartments

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The Roanoke Island Historical Association is happy to consider permission to pre-approved Tenants of Morrison Grove Apartments to allow pet(s) during the rental shoulder season from September to April.

RIHA will give consideration to prospective Tenants of Morrison Grove Apartments who have indicated on their written rental application that they currently own a pet and will be housing said pet for the duration of the lease agreement. A non-refundable pet fee will apply and RIHA may require additional documentation such as vet records, obedience training, and/or prior rental with pet housing references.

A supplemental page for Pet Owners will be executed by all parties and shall become an attachment to the Lease Agreement, and will contain the following language:

1. Allowance of Pets

Landlord (Roanoke Island Historical Association, Inc., hereafter referred to as "RIHA"), agrees that a pet or pets as described in Paragraph 7 of this policy may be permitted on the property known as Morrison Grove Apartments.

2. Location of Pet(s)

Pet(s) will be kept inside the property at all times except when on a leash or otherwise restrained by and under full control of the Tenant.

Exceptions: Guide animals for use because of blindness or deafness or other physical handicap, or user or trainer in support of guide animals.

3. Tenant's Duties and Responsibilities

Tenant will clean up after his/her pet in any area of the property including common areas. Tenant is responsible for any loss or damage caused by the pet and Tenant agrees that Landlord bears no responsibility for loss, damage, injury, or nuisance caused by the pet.

4. **Removal and/or Eviction.** If RIHA determines that the pet is annoying, bothersome, or in any way a nuisance to others, RIHA will notify Tenant in writing and Tenant will remove the pet immediately from the property. All other terms and conditions of the lease will remain in full force and effect. Tenant's failure to remove the pet from the Property will be grounds for eviction.

5. Additional Fees and Deposits

Tenant agrees to pay \$350.00 as a pet deposit in addition to other deposits required by the Lease. The pet deposit is non-refundable and is subject to the same provision as the security deposits as outlined in the Lease. If damage caused by the pet exceeds the amount of the pet deposit, additional costs must be paid by Tenant immediately upon demand by RIHA.

6. Cleaning

Any part of the property or any common areas fouled by the pet will be professionally cleaned and treated upon termination of the Lease. This will include carpet cleaning, upholstery cleaning, floor and wall cleaning, treatment for flea infestation, or any other treatment as deemed necessary by RIHA in order to return the property to the condition as existed at the start of the Lease.

7. Description of Pet(s): Total number of pets _____
Type of pet Dog ___ Cat ___ Other _____
Name of Pet _____ Breed _____
Age _____ Weight _____ Color _____
Male ___ Female _____ Spayed/neutered? ___ Yes ___ No
Declawed? ___ Yes ___ No
Dare County License or Rabies Tag Number _____

8. Dangerous dogs and/or other animals

Under no circumstances will a dangerous dog or other animal be permitted on Morrison Grove property. An animal is considered dangerous when:

- a) The animal has inflicted severe injury on a human being without provocation on public or private property;
- b) The animal has killed or inflicted severe injury on a domestic animal without provocation while off his owner's property;
- c) Attacked a human being without provocation;
- d) Been used in a commission of a crime
- e) The animal has a history of attacking human beings and/or domestic animals;
- f) The animal has propensity to attack human beings and/or domestic animals without provocation. A propensity to attack may be proven by a single incident of the conduct described in items a), b), c) or d) above.

All other terms and conditions of the Morrison Grove Lease remain unchanged and in full force and effect.

WITNESS _____ Date _____

TENANT _____ Date _____

LANDLORD _____ Date _____

-End-