

Maryland Park Apartments
699 Robinson Lane
Wilmington, DE 19805
302-655-0274

Pet Application & Addendum to the Lease Agreement

Our Policy: We at Maryland Park will promote and reward responsible pet ownership. This application is a request for pet ownership, it is not an approval. You will be notified of an approval or denial. One application per pet.

Tenant Name: _____ Apt#: _____

Is requesting to keep a _____ as a pet in the apartment .

The breed of the animal is _____. The weight of the animal is

_____.

The age of the animal is _____ months / years.

Puppies 6 months of age or under are NOT allowed.

Please attach a picture of the animal with this application. We cannot approve any requests without a clear picture of the animal.

Please provide a copy of current shot records, including rabies. Please provide a copy of the animals neutering or spaying certificate or receipt from either a veterinarian or SPCA or other reputable organization. Animals not spayed or neutered are NOT allowed.

Applications without an authentic certificate or receipt of neutering or spaying or proof of current shot records will not be approved.

Please provide a copy of the current Delaware license for this pet.

This request is subject to approval from management. Tenant will be notified of approval by phone, email or letter within a reasonable time period.

Please list your current phone number: _____

Please list an email address: _____

You will receive an answer by either means above or by mail directly to your apartment.

If approved, a deposit will be required to be paid by the tenant. This amount will be determined by Maryland Park management and will depend on the type, size, and age of the animal. ALL ANIMALS MUST BE NEUTERED OR SPAYED. The tenant understands and agrees that this deposit may be forfeited if the above pet has damaged the unit or Maryland Park property or grounds in any way. The tenant also understand and agrees to be completely and solely responsible for any and all damages that occurs from the pet and agrees to pay any additional fees or costs for said damages that the pet deposit does not cover including, but not limited to forfeiting of the apartment security deposit paid for the apartment lease. The apartment will be subject to inspections upon the discretion of Maryland Park management at any time within the term of the lease agreement with a 48 hour notification to the tenant. If there are no damages to the unit, property or grounds or any extra ordinary cleaning charges upon move-out at the end of the lease agreement, the pet deposit will be refunded.

X _____ (Initial) Date: _____

The tenant agrees to clean up and properly dispose of all animal waste and other messes on Maryland Park property created by the animal. Tenant agrees to clean the property grounds of all animal waste at the time of each occurrence. If tenant does not properly clean after the animal, Maryland Park will charge the tenant \$50 for each occurrence.

Tenant will receive a warning along with an invoice which would be due immediately. If tenant does not comply with the warning or does not properly clean up animal waste at the time of each occurrence, Maryland Park will require the removal of the pet from the rental unit within 7 days of notice and the approval for the pet will thus be revoked.

Tenant agrees to keep the animal quiet and to not disturb others in the surrounding apartments or area in general. The promoting of animal fighting will never be tolerated. The police will be called on every instance of known or suspected fighting. **Maryland Park will file for your immediate eviction in the case of any animal fighting incidents.**

Animals being walked outside must be on a reasonably short leash and never allowed to roam the grounds or hallways unattended. Animals are not allowed to be loosely leashed, tied up or chained outside of the apartment in the grass, on the decks or anywhere on Maryland Park property. Tenant agrees to have proper collars on all dogs with current tags displaying the dogs ID (pet's name, owner's name, address and phone number.)

Shot records must be up to date, including rabies shots and proof provided to Maryland Park. Tenant confirms that the animal has had all necessary shots and is current with all visits to a reputable veterinarian and will provide to Maryland Park proper proof.

Tenant confirms that the animal is not in any way vicious or showed any signs of being vicious or dangerous to others in any manner nor has been a threat to anyone. Tenant agrees to be completely responsible for the animal's behavior, conduct and actions and accepts full responsibility in the event of intentional or unintentional harm to anyone caused by the animal. Tenant agrees and will permanently remove the animal if the animal shows any signs of aggression to others. Tenant agrees to do all possible to ensure the safety of every person and animal that comes in close contact to your animal. Long leashes (over 5 feet) are prohibited.

Tenant relieves Maryland Park from any liability regarding the animal. Tenant also agrees to fully assume all responsibility in the event of a lawsuit and completely absolve Maryland Park of any responsibility including but not limited to, attorney's fees, court fees and any money awarded to anyone for anything. Complaints from other tenants for any reason related to the animal may be grounds for a rescinding of an approval to keep the animal in the unit. Maryland Park reserves the right to demand removal of the animal for any reason deemed appropriate and necessary and tenant agrees to do so within 7 days of notification.

Tenant agrees to care for the animal including feeding and providing shelter within the rental unit. Tenant is not allowed or authorized to keep any animal outside either on a rope or chain or allow the animal to roam freely. Tenant agrees to treat the animal humanely and without any verbal or physical abuse. Maryland Park reserves the right to contact Animal Control, the Delaware Humane Society or the SPCA for any complaints of abuse or for any disturbing reports of mistreatment or neglect of the animal.

X _____ (Initial) Date: _____

If crate training, tenant agrees to provide a suitable, humane crate that allows the animal the room to move about and change positions, lie down or stand up uninhibited. Crating a dog for prolonged periods totaling 8 hours or more will be reported to the SPCA, the Delaware Humane Society or Animal Control.

Any tenant using a crate deemed unsuitable will be reported to the SPCA, the Delaware Humane Society or Animal Control.

Any violations or falsifying information within this application and addendum to lease agreement regarding the animal will result in the revocation of rights to keep the animal. Tenant would have no less than 7 days to permanently remove the animal upon notification from Maryland Park management to do so. If the tenant does not remove the animal within the 7 day period after receiving notification from Maryland Park to do so, Maryland Park will terminate the tenant's lease agreement and proceed with legal action as necessary to do so as well as collect any money due directly related to the animal if the pet deposit and security deposit does not cover.

Tenant Signature: _____ Date: _____

Please attach the following and submit with this application:

- _____ Picture of the animal
- _____ Current Rabies Certificate
- _____ Copy of current Delaware License
- _____ Certificate or receipt of Neutering or Spaying
- _____ Current Shot records

If you do not have any of the above, please state the reason why:

To be completed by Maryland Park Management: (Tenant may receive a copy of this addendum)

_____ Approved

Deposit Amount: \$ _____

_____ Not Approved

If not approved please state Reason:

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Signature of Management: _____ Date: _____
