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| U.S. Department  of Transportation  Federal Aviation  Administration | **PET AGREEMENT**  **(Becomes a part of the Government Housing Assignment Agreement)** |

Failure to comply with all elements of this agreement forfeit the tenant(s) ability to have a pet reside in the dwelling. All tenants are subject to punitive damages as described below.

Management and Tenant agree as follows:

**1. DWELLING UNIT AND PET DETAILS**

1. **GOVERNMENT HOUSING ASSIGNMENT AGREEMENT DETAILS**

FAA Housing/Quarters Number: \_\_\_\_\_\_\_\_\_\_\_\_\_

Street Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

FAA Tenant Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Residents (List all Residents) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date of Tenant Occupancy: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Government Housing Assignment Agreement Date/Number: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. **PET DETAILS**

Name of pet: (1) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (2) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Type: (1) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (2) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Breed: (1) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (2) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Color: (1) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (2) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Age: (1) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (2) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Weight (Full Grown): (1) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (2) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

City license number: (1) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (2) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Pet housebroken? (1)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (2) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date of last rabies shot: (1) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (2) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date of Vaccinations (1) (2)

Name of Vet: (1) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (2) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Contact Phone of Vet (1) (2)

Name of pet owner: (1) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (2) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Service Animal Registration ID (1) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (2) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**2.** **CONDITIONAL AUTHORIZATION FOR PET.** This agreement affirms that no pets are permitted on or about the premises without written pre-approval by the Housing Contract Officer Representative (COR) for any residential unit and/or quarters. Any pet may be rejected by the COR if the pet poses immediate danger to others, or for any reason the COR deems the pet incompatible for the housing quarters. The Housing COR reserves the right to deny an application for permission to have a pet or Pet Agreement due to the breed, or animal mixed with a breed with a history of aggressive behavior.

The tenant is hereby authorized to keep the pet (listed above) on the premises (listed above) until their Government Housing Assignment Agreement expires. Tenant agrees that all required pet vaccinations are up to date and documentation will be provided upon request to the COR. The tenant understands that authorization may be terminated sooner if the tenants’ right of occupancy is lawfully terminated or if the pet rules listed below are violated in any way by tenant or tenant’s guests or occupants.

**3.** **NO LIMIT LIABILITY.** Under this Pet Agreement there is no limit on the tenant’s liability for property damages, cleaning, deodorization, de-fleaing, replacements and/or personal injuries as set forth in this agreement.

**A. CLEANING AND REPAIRS**. The tenant shall be jointly and severally liable for the entire amount of all damages caused by the pet. If any item cannot be satisfactorily cleaned or repaired, tenants must pay for complete replacement of such item. **Pet odors and stains are considered “extraordinary damage” and NOT “normal wear and tear.”**

**B. INJURIES**. The tenant shall be strictly liable for the entire amount of any injury to any person or property caused by the pet, and shall indemnify the Federal Government and FAA for all costs of litigation and attorney’s fees resulting from same.

**4.** **DESCRIPTION OF PET.** Only the above described pet(s) is authorized to be kept in the dwelling unit. NO substitutions are allowed. No other pet (including offspring) shall be permitted on the premises by the tenant or tenant’s guests or occupants, at any time.

**5. VISITING PETS**. By signing this agreement, the tenant agrees that no other pet is authorized or allowed in the dwelling unit at any time, including visiting pets.

**6. SERVICE ANIMALS.** Pursuant to Federal Fair Housing Act and American with Disabilities Act, service animals are allowed in quarters. In conjunction with the Fair Housing Act and the ADA definition, tenants are allowed service animals as long as the pet is registered and can provide official documentation.

**7. RULES**. The tenant is responsible for the actions of the pet at all times. Tenant agrees to abide by the following rules, as well as any specific condominium or homeowners association covenants if applicable:

**A. WEIGHT LIMIT.** The combined weight of any two (2) pets (i.e. Dog, Cat, Fish, Bird, etc.) may not exceed one hundred (100) pounds.

GRANDFATHER CLAUSE**.**  The Federal Government recognizes the existence of pet(s) prior to the change of this regulation. It is also recognized that tenant may already exceed two (2) pets and/or the one hundred (100) pounds weight limits. The Housing COR will review each individual case and make a determination if the pet(s) are allowed to stay. If the pet(s) are considered to be “grandfathered” the tenant agrees that the pet will not be replaced when they die. The tenant will be responsible to comply with all other rules in this agreement and to register all pets immediately, including providing documentation for all rabies and up-to-date vaccinations.

**B. DURING QUARTERS MAINTEANCE AND INSPECTIONS.** Tenant agrees that their pet will be contained in an area to prohibit interference with any maintenance service which has been requested.

**C. NON-DOMESTICATED AND EXOTIC PETS.** The Tenant agrees and understands that non-domesticated and exotic pets are prohibited except small caged animals such as birds, fish, etc.

**D. DISTURBANCE**. The tenant agrees that the pet will not disturb the rights, comforts, property, and conveniences of neighbors or other tenants. This applies when the pet is inside or outside of the tenant’s dwelling. *Pet may not cause damage to any property*.

**E. SANITATION.** All pets must be housebroken.The tenant understands that the pet is not allowed to urinate or defecate on any unprotected carpet, vinyl floor, or hardwood floor inside or outside the dwelling. Tenants will be responsible for cleaning and properly disposing of their pet waste anywhere on/around the property including dwelling units, patio areas, walkways, stairs, stairwells, parking lots, grassy areas, or other properties and places. If pet waste is permitted inside the dwelling unit or on patio areas, it shall be done in litter boxes with “kitty litter” type mix or on a puppy pad.

**F. RESTRAINTS.** The tenant agrees that their pet(s) will be caged or contained in quarters when owner is not present. Tenant understands that pets shall not be tied to any fixed object outside the dwelling unit, including patio areas, walkways, stairs, stairwells, parking lots, grassy areas, or any other part of the property. This does not apply in fenced yards (if existing) which are for tenants’ exclusive use and the tenant is present.

**G. PROHIBITED AREAS.** Tenant understands that no pet(s) is permitted in community areas (i.e. pools, laundry rooms, recreational facilities, etc.), government secure areas, and other federal government facilities.

**H. FEEDING PETS.** Tenant understands that pet food or water may not be left outside the dwelling unit at any time.

**I. SUPERVISION.** Tenant agrees that pet will be kept on a leash and under tenants’ supervision at all times when outside the dwelling. The Housing COR shall have the right to pick up unleashed pets and/or report them to the proper authorities. The Housing COR and/or Landlord shall impose reasonable charges for picking up and/or keeping unleashed pets. Tenant agree to comply with all applicable governmental laws and regulations (Leash Laws).

**J. SPAYED AND NEUTERED.** Tenant understands that pet(s) (i.e. Dogs and Cats) must be spayed or neutered. Veterinary proof is required.

**K. VACINATION OF RABIES.** Tenant understands that pets(s) (i.e. Dogs and Cats) must be Rabies vaccinated. Veterinary proof is required.

**L. SPECIFIC DOG RULES.** No puppies (four (4) months or less) are allowed. No adult dog, fully grown, will exceed one hundred (100) pounds. In an apartment home, two (2) dogs will be allowed as long as they do not exceed the one hundred (100) pound total weight limit and further subject to all community rules.

**M. SPECIFIC CAT RULES.** Tenant with cat as a pet agrees that cat must be kept in the unit at all times except when transporting the cat. Under no circumstances are cats allowed on apartment balconies or in common indoor or outdoor areas. Cat litter must be double-bagged in plastic prior to disposal in the garbage. Use of a litter box is required and regular disposal of waste and cleaning is required. You may not dispose of litter in toilets, even if the litter is marked “flushable”. Cat litter can cause clogs in the pipes and flooding. Tenant shall be responsible for all damage caused by violation of these rules.

**N. SPECIFIC SMALL CAGES/AQUARIUM RULES.** Tenant agrees that fish and small animal stands (i.e. bird, hamster, etc.) must be sturdy. Aquarium with a capacity greater than twenty (20) gallons or cages with capacity greater than twenty (20) pounds are not permitted. Tenants must place cages/aquariums in a safe location in the unit, and on a shelf or table to provide the cage/aquarium enough support. Tenants shall be responsible for all damage caused by leakage or breakage from any cage/aquarium.

**8. VIOLATION OF RULES**. Tenant understands that if the Housing COR determines that any rule or provision of this Pet Agreement is violated by tenant or tenants’ guests or occupants; tenant shall immediately within forty eight (48) hours permanently remove the pet from the premises upon written notice from the Housing COR; and the tenant shall have all other rights and remedies set forth in the agreement including damages, eviction and/or attorney’s fees.

**9. REMOVAL OF PET BY HOUSING COR.** If the tenant has (1) abandoned the pet, (2) left the pet in the dwelling unit for an extended period of time without food or water, (3) failed to care for a sick pet, (4) violated FAA Management’s pet rules, (5) received numerous (3 or more) noise or aggressive behavior complaints, or (6) repeatedly allowed the pet to defecate or urinate in places other than allowed areas, the Housing COR may, after giving written notice, enter the dwelling unit with the proper authorities and remove the pet. The Housing COR may turn the pet over to a Humane Society organization or local authority. The tenant shall pay for care and kenneling charges for such pet. Any animal that causes or appears to be a threat to any person on the leased premises or any animal, breed, or animal mixed with a breed with a history of aggressive behavior will be considered a dangerous animal and the Housing COR retains the right to have it removed immediately.

**10. MOVE-OUT**. Upon move-out the tenant shall pay for any damaged property caused by pet and all cleaning cost associated with the pet regardless of how long the pet occupied the premises or the type of pet. Tenant understands that they shall be liable for the entire amount of all cleaning, de-fleaing, and deodorizing to protect future tenants from possible health hazards. This applies to carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances and any other part of the dwelling unit, landscaping, or other improvements on the property. If such items cannot be satisfactorily cleaned or repaired, tenants must pay for complete replacement.

**11. GENERAL**. This Pet Agreement shall be considered part of the Government Housing Assignment Agreement as described above. The agreement will be kept on file by the Housing COR and ALO RECO, as well as, documented in Internet Quarters Management Information System (iQMIS) by the iQMIS Quarters Manager. Tenant verifies that pet(s) listed above are domesticated, not vicious, and has not bitten attacked, harmed, or menaced anyone in the past. This agreement becomes a part of the Government Housing Assignment Agreement and any violation of the pet agreement is a breach of the Agreement.

**THIS IS A BINDING LEGAL DOCUMENT – READ CAREFULLY BEFORE SIGNING**

Tenant and Owner of the Pet.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature Date

Upon approval a pet may be immediately removed if pet has posed an immediate danger to others in nearby quarters.