Westgate Apartments
1600 West Bradley Avenue I Champaign, Illinois 61821

Pet Agreement Addendum

The undersigned agree that this addendum is incorporated in and made a part of the Lease agreement dated the _____day of _____, 20____ on Apartment No._____, at 1600 W. Bradley Avenue, Champaign, Illinois 61821 between these same parties and that it shall be renewed and expire under the terms and conditions of the Lease agreement.

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 is violated, Resident shall be required to immediately and permanently remove the pet from the apartment complex; this shall constitute grounds for immediate termination of the above referenced Lease agreement.

2. Pet Screening: Westgate uses a third-party pet application service called PET SCREENING. A Pet Profile must be completed and pet owners must provide vaccination details and photos of the pet. The resident shall pay $30 for an individual Pet Profile and $30 for each additional Pet Profile.

   Pet Profiles are completed at https://thewestgateapartments.petscreening.com.

3. Description of Pet. The Lease covering the Premises provides that no pets are permitted on or about the premises without Westgate's prior written consent. Residents are hereby permitted to have only the following described Pet, subject to the terms and conditions of this Pet Agreement.

   Name of Pet_____ Type of Animal_____
   Breed_____ Color_____
   Age_____ Weight_____
   License #_____ Date of last rabies shot_____
   City of License_____ Name of Pet Owner_____

   No other animal (including any offspring) shall be permitted by Residents in the Premises at any time.

4. The Resident shall pay to WESTGATE Two Hundred Dollars ($200.00) as a NON-REFUNDABLE pet fee per pet.

5. The resident shall pay to Westgate **($20)** per month supplemental rent per pet that is 35 pounds and under. Dogs over 35 pounds and up to 75 pounds have a **($30)** per month supplemental rent per pet. Maximum two pets per apartment.

6. Pet Rules. Residents agree to abide by the following rules:
   A. Maximum of two pets per apartment.
   B. **Nuisance.** The Pet may not cause any damage to the Premises. Nor may the Pet cause any discomfort, annoyance, or nuisance to any other resident.
   C. **Sanitary Problems.** All cats must be housebroken. All dogs must be housebroken. The Pet may not be fed or given water, or allowed to urinate or defecate on any unprotected carpet inside the dwelling unit. The resident will immediately remove and will be responsible and liable for cleaning up any mess that the pet should make anywhere in or about the apartment or apartment community grounds.
   D. **Abandonment.** Residents may not abandon the Pet, leave it for any extended period without food or water, or fail to care for it if it is sick. The pet must be boarded in a kennel if the pet is left alone for 24 consecutive hours or more.
   E. **Compliance with Laws.** Residents agree to comply with all applicable government laws and regulations including rabies shots.
   F. **Specific Types of Pets.** The following rules apply to specific types of pets.
      Dogs. Dogs must be kept on a leash at all times that they are outside the dwelling unit and may not be left unattended. Dogs may not exceed **75 pounds** when full grown. **Absolutely no aggressive dogs allowed**.
      Cats. Cats must be kept on a leash at all times that they are outside the dwelling unit, and may not be left unattended. Residents must provide and maintain an appropriate litter box and proof of being spayed or neutered.
      Rabbits. Rabbits must be kept in an appropriate indoor enclosure when unsupervised. Free roaming is allowed under supervision only.
      Fish. Fish tanks may not exceed 25 gallons and must be placed in a safe location in the dwelling unit.
      Gerbils, guinea pigs, hamsters, chinchillas, and birds. Must be kept in an appropriate cage at all times.

G. **Control.** The Resident shall keep the pet under control at all times. No pet shall be tied outside of Resident's apartment.
H. **Additional Rules.** Westgate may, from time to time, upon written notice to the Residents, make reasonable changes or additions to the pet rules set forth in Paragraph 4 above.
I. Only common domesticated animals are allowed: dogs, cats, rabbits, fish, guinea pigs, hamsters, gerbils, chinchillas and birds. Prohibited animals include: reptiles, and exotic animals.

7. Westgate's Remedies for Violations
   A. **Removal of Pets by Residents**. If, in Westgate's sole judgement, any rule or provision of this Pet Agreement is violated by Residents or their guests, Residents shall immediately and permanently remove the Pet from the Premises upon written notice from Westgate.
   B. **Removal of Pet by Westgate**. If, in Westgate's sole judgment, Residents have abandoned the Pet, left it for any extended period without food or water, failed to care for it if it is sick, or left it unattended in violation of the rules herein, then Westgate may, upon on day's prior written notice left in a conspicuous place, and in accordance with the terms of the Lease dealing with entry of the Premises, enter the dwelling unit to remove the Pet, and turn the Pet over to a humane society or local authority. Westgate shall not be liable for loss, harm, sickness, or death of the Pet unless due to Westgate's negligence. Westgate has no lien on the Pet for any purposes, but Residents shall pay for reasonable care and kenneling charges if the Pet is removed in accordance with this paragraph. At any time WESTGATE may request the resident to cease keeping and maintaining such pet in the apartment community. Resident shall permanently remove pet from the apartment community with 5 days from receipt of written notice of such request.
   C. **Cleaning and Repairs.** Residents shall be jointly and severally liable for the entire amount of all damages caused by the Pet to the apartment, apartment community, or any of Westgate's personal property. If any item cannot be satisfactorily cleaned or repaired, Residents must pay for complete replacement of such item.
   D. **Injuries.** Residents shall be strictly liable for the entire amount of any injury to any person or property caused by the Pet, and shall indemnify Westgate for all costs of litigation and attorney's fees resulting from same. If, in the sole judgment of WESTGATE, the nature of the pet appears to be vicious and dangerous so as to constitute a physical hazard to any person in the apartment community, then the Resident shall immediately and permanently remove such pet from the apartment community.
   E. **Move-Out.** After Residents vacate the Premises, they shall reimburse Westgate for the cost of de-fleaing, deodorizing, and shampooing necessary to protect future residents from possible health hazards.
   F. **Other Remedies.** This Pet Agreement is an Addendum to the Lease between Westgate and Residents. If any rule or provision of this Pet Agreement is Violated, Westgate shall, in addition to the foregoing, have all rights and remedies set forth in the lease for violations thereof, including but not limited to eviction, damages, and attorney's fees.

Executed this_____day of _____, 20_____.

Resident (Jointly and Severally):

_____ _____
DATE

_____ _____
DATE

_____ _____
DATE

Lessor: WESTGATE APARTMENTS, LLC

_____ _____
Its Authorized Agent DATE