

# Harvest Ministries PET POLICY ADDENDUM

The purpose of this addendum is to convey the terms and conditions regarding pets in a Harvest Ministries managed property and must be signed by ALL tenants when adding a pet. Permission to keep a pet is a privilege, not a right, and as such, may be revoked at any time at the sole discretion of the ministry.

Pets are not permitted unless this addendum is completed, agreed upon, and signed by all tenant(s) and the appropriate representative of Harvest Ministries. If a pet is acquired after completion of this form, Harvest must be notified in writing and payment of the proper "Deposit" as described below must be made.

## REFUNDABLE PET DEPOSIT

TENANT agrees to pay HARVEST a refundable pet deposit in the amount of **\$500.00 per dog**.

TENANT has the following pets:	Pet Description (Color, Age, Breed, Name, Sex, Registration No.)
Dog 1: @ \$500.00 Date of Last Required Vaccination: ___/___/___ Has this animal been spayed/neutered? Yes or No	Color: _____ Age: _____ Sex: _____ Breed: _____ Name: _____ Tag No.: _____
Dog 2: @ \$500.00 Date of Last Required Vaccination: ___/___/___ Has this animal been spayed/neutered? Yes or No	Color: _____ Age: _____ Sex: _____ Breed: _____ Name: _____ Tag No.: _____
<b>TOTAL PET DEPOSIT DUE: \$</b>	

The tenant as listed above, upon paying Harvest said pet deposit, is permitted to have the above listed pet(s) in the Harvest Managed Property. Harvest is authorized to retain the tenant's entire pet deposit and/or a portion thereof, as well as ALL additional replacement costs (over and above the pet deposit) as reimbursement for fumigation, extermination, cleaning, maintenance or any other cost due to damage incurred as a result of pet(s) in a Harvest Managed Property. This is without prejudice to any other remedies which Harvest may have. Harvest agrees to refund the tenant's entire pet deposit or portion thereof, should costs be less than the total calculated remedies due.

Tenant agrees to read and comply with the PET RULES listed on the reverse side of this agreement. Tenant understands that any complaint or notice received regarding the pet(s) is considered a violation of the ADDENDUM and may result in immediate removal of the pet(s); in instances of gross misconduct (as determined by the Ministry) regarding this pet addendum, the Tenant responsible may face losing their Harvest Ministries housing privileges; whichever Harvest deems necessary.

I have read, understand, and agree to all the terms and conditions described above in the Refundable Pet Deposit, and Harvest Ministries Pet Rules section of this PET POLICY ADDENDUM.

\_\_\_\_\_  
TENANT 1 NAME (PRINT NAME)

\_\_\_\_\_  
TENANT SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
TENANT 2 NAME (PRINT NAME)

\_\_\_\_\_  
TENANT SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
TENANT 3 NAME (PRINT NAME)

\_\_\_\_\_  
TENANT SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
LANDLORD NAME (PRINT NAME)

\_\_\_\_\_  
LANDLORD SIGNATURE

\_\_\_\_\_  
DATE

# HARVEST MINISTRIES PET RULES

The following rules, restrictions, and obligations apply to all TENANT(S); affixing your signature on the reverse side of this addendum acknowledges that you have read, understood, and agree to the following:

1. **Tenants agree to exclusively keep the following types of pets: Dogs (not exceeding 60 lbs.), or fish tanks (not exceeding 20 gallons).**
  - a. NO vicious or dangerous dogs are permitted, including dogs with a history of aggression towards humans or other pets.
  - b. The following dog breeds are not permitted: Pitbull, Doberman, Rottweiler, German Shephard, or any dog that is a combination of these breeds.
  - c. NO toxic animals (i.e., spiders, scorpions, reptiles, etc.), birds, rodents, rabbits, or cats are permitted.
2. **Tenants agree to keep only the allowed number of pets as outlined below:**
  - a. In all **1–2-bedroom properties, 1 pet max** shall be permitted.
  - b. In all **3–4-bedroom properties, 2 pets max** shall be permitted.
  - c. **No pets shall be permitted in a rental property that does not allow pets** per the landlord’s request or HOA guidelines.
  - d. If “pet-sitting” no more than 2 pets are allowed in total, including the tenant’s own pets.
    - i. Tenants may temporarily “pet-sit” for no more than two (2) days without written permission from the Facilities Department.
    - ii. Tenants may **not** temporarily foster animals in their rental property.
3. **Tenants agree to provide their pets with proper healthcare, inoculations, grooming and hygiene, and registration according to local and federal safety codes.**
  - a. All pets must be spayed or neutered as soon as they are old enough.
    - i. Breeding animals, for sale or otherwise, is strictly prohibited and will result in immediate termination of the tenant’s pet privileges.
  - b. Dogs must always wear a collar and proper identification tags when outside the residence.
  - c. Pets who are abandoned or neglected while in the care of the tenant will be remanded to GAIN Animal Shelter and all associated charges will be billed to the tenant.
  - d. Any odor resulting from any pet(s) is considered a nuisance and is strictly prohibited.
  - e. All food and water bowls must be placed on a protective/plastic floor covering and maintained in a proper and sanitary condition.
4. **Tenants agree to always keep their pet under control.**
  - a. Tenants agree to keep their dog(s) restrained when outside their dwelling.
  - b. Tenants will ensure that their pets do not disturb the health, safety, rights, comfort, quiet or peaceful enjoyment of other tenants.
  - c. Displays of aggression towards neighbors or other tenants will not be tolerated and will require the animal to be immediately removed from the premises.
  - d. ALL pets must be properly house trained and display appropriate social behaviors. Excessive barking, jumping, scratching, and whining will not be tolerated.
5. **Tenants will completely and quickly clean up after their pet’s waste and dispose of it in the nearest appropriate outdoor trash receptacle.**
6. **Tenants will be held liable for all maintenance and replacement costs owed to Harvest Ministries or the Landlord due to damages or wear and tear as a result of the tenant’s pets.**
  - a. Tenants agree to pay immediately for any damage, loss, or expense caused by their pet. The Pet Deposit(s), or what remains of it when pet damages have been assessed, will be returned to Tenants within 30 days after they have proved that they no longer keep this pet.
  - b. This includes, but is not limited to furnishings, appliances, flooring, doors, walls, and landscaping.
  - c. The tenant consents to semi-annual inspections of the property and furnishings belonging to the Ministry.
  - d. These guidelines apply to any animal the tenant allows in the residence, including their own pets, guest’s pets, and any “pet-sitting” animals under their care.
7. **Tenants agree not to leave food or water for their pet or any other animal outside of their dwelling where it may attract other animals.**
8. **Tenants agree that this Agreement applies only to the specific pet described above and that no other pet may be substituted.**
9. **Tenants agree that the Landlord or Harvest Ministries reserve the right to revoke permission to keep the pet should the Tenants break this agreement.**
10. **Tenant understands that this list is subject to change as deemed necessary by the Landlord or Harvest Ministries.**