

## Northern New England Conference and Brunswick Retirement Village (BRV) Pet Addendum

1. This pet policy applies to pets other than fish in aquariums and caged birds, which are allowed in reasonable quantity and as long as they do not disturb the peace or damage the apartment. This policy is limited to domesticated cats and dogs. All other animals are prohibited.
2. Pets must be licensed and immunized in accordance with applicable regulations: Dog owners must provide a Veterinarian letter confirming: neutered or spayed, breed, age and weight, vaccinated against rabies and distemper. Cat owners must provide a Veterinarian letter confirming: neutered or spayed, vaccinated against rabies and distemper.
3. **A dog interview is required before we can accept an application for an apartment**, and must include the owner and pet(s)/animal(s) along with the requested documentation. \*\*We will decline a dog based on excessive barking, unpleasant demeanor, or any other reason BRV deems appropriate. \*\* BRV may take a photo of owner and dog. We cannot accept Skyping or sending a video in lieu of meeting the dog in person. A Dog must be fully approved before being allowed on the premises. If you are a current tenant with us already and would like to adopt a dog, please make sure and get prior approval before fully adopting the dog.
4. **The following dog breeds are NOT allowed (NO EXCEPTIONS).** Any full or mix of: Rottweiler, Doberman, Chow, Staffordshire Terrier/Pit Bull, American Bulldog, or any other breed that Management deems unacceptable. We base the majority of our approval on the demeanor/appearance of the dog during the dog meeting. If your dog excessively barks, looks like any of the restricted breeds, is intimidating, shy/timid or generally unapproachable, he/she will not be approved.
5. **Pet/animal fees are as follows: \$35 a month fee for one cat or \$50 a month fee for one dog. Only one animal per apartment.** This is payable in advance on the first of each month as additional rent in accordance with the terms of their lease and is not refundable.
6. All dogs must be at least 1 year of age, as shown on veterinary records.
7. Resident is responsible for immediate clean-up of pet/animal waste. Pet/animal waste is to be disposed of properly in plastic bags and placed in dumpster or other designated garbage removal station.
8. **No more than 2 pets/animals** are allowed per apartment. Additionally, no pet/animal offspring are permitted.
9. The resident will not allow the pet(s)/animal(s) to become a nuisance to other residents which includes, but is not limited to, biting, excessive barking, and whining.
10. A Cat or a dog must be housebroken; we strictly prohibit any use of pee pads.
11. Pets/Animals are not allowed outside the apartment unless on a leash (in accordance with local leash laws) and under control of Resident or Resident's designated responsible person. Pets/Animals must not be left alone or tied to any fixed object, at any time, outside the apartment. Animal Control will be called to remove any pets/animals left unattended on the property.
12. Resident will be held responsible for any damage or injury the pet(s)/animal(s) cause(s) to the apartment, the community or any Brunswick Retirement Village staff, residents, visitors or guests, and shall promptly pay for all costs incurred by Brunswick Retirement Village or any resident as a result of the pet's/animal's actions.
13. Apartments with pets/animals are subject to periodic inspections. A 24 hour (minimum) notice will be provided

14. Pets/Animals may not cause any unpleasant odors in the resident's apartment or any other part of the building. A cat must be provided with an adequate size litter box and litter must be changed regularly and disposed of in a sanitary manner in accordance with the buildings trash system and rules. Resident is responsible for any extermination fees incurred as a result of keeping a pet/animal in the apartment.
15. Pets/Animals must not interfere with the job function of any BRV staff member or contractor at any time. Upon maintenance request, a dog must be restricted to an area not affected by the service request.
16. If a pet/animal shows any aggression (including, but not limited to, growling, barking, and/or biting) BRV will ask that the pet be removed within five days. If resident does not comply, the BRV will terminate the lease with a Five Day Notice.
17. Any visiting guest accompanied with pet(s)/animal(s) must comply with the terms of this agreement and may not have an extended stay of more than 24 hours without prior BRV approval. This only applied to BRV residents who already have pets. Visitors with pets are not permitted to bring their pet to a BRV apartment that does not already have pets.
18. Pet/animal owners must provide the name, address and telephone number of an emergency contact person whom agrees to assume immediate custody of pet(s)/animal(s) in the case of unavailability, serious illness or death of the owner. If contact does not assume immediate custody of dog upon request, BRV will make arrangements to have the pet(s)/animal(s) removed by local animal control personnel. BRV will not be held responsible for any expenses incurred with removal of any pet/animal.
19. Any violation of this addendum allows the Lease to be terminated by BRV by five (5) day notice in writing to the resident. Breach of Pet/Animal Addendum: Upon receiving written notice from Lessor that the pet/animal is deemed undesirable, for whatever reason, if the resident should keep the pet/animal on the property, this shall be deemed a breach of the Lease, and is cause for eviction upon (5) days written notice. The Lessor will require possession of the leased premises and collect all damages as provided in the Lease and this Pet/Animal Addendum.
20. This policy does not apply to service or assistance animals. We have a separate written policy for service and assistance animals.