



GARDEN HOMES MANAGEMENT CORP.

29 Knapp Street, P.O. Box 4401
Stamford, Connecticut 06907
(203) 348-2200 • Fax (203) 967-8372 • www.GHMCO.com

ANIMAL RESIDENCY APPLICATION
FOR APARTMENT RESIDENTS

PAGE 1 OF 2

This Agreement must be completed in full, signed, dated and submitted to the Stamford Office for review, approval and signature. No animal(s) may be replaced or new animal(s) added without the prior written approval of the Stamford office of Garden Homes.

Limits Per Apartment: 1 Dog; or up to 2 Cats; or 1 Dog & 1 Cat.

If registering a dog, only dogs under 50 lbs. will be considered; must be non-aggressive breed.

If registering a cat, you agree that your cat is an indoor-only pet and is not permitted outside of the apartment.

Any cat found wandering the property will be considered a stray and is subject to removal.

In consideration of Landlord executing this Agreement, Applicant(s) shall provide the Landlord with a completed *Animal Residency Application* to register and retain an animal(s) in the leased premises described above. Applicant(s) shall keep NO animals on the premises except those listed on the *Animal Residency Application*. Notwithstanding anything to the contrary in the *Lease* or the *Animal Residency Application*, and as a condition of the Landlord permitting an animal on the premises, the Applicant(s) agree as follows:

1. That with prior written permission from Garden Homes, an animal may remain in the apartment as long as the lease terms regarding animals are followed and provided no written complaints concerning the animal(s) are received from other residents.
2. The animal(s) shall not disturb the quiet enjoyment of other residents and applicant agrees to take action to prevent and/or stop animal(s) from howling, barking, crying or whining.
3. That animal(s) must always be on a hand-held leash accompanied by the Applicant(s) or a responsible designee when outside of the apartment.
4. That Applicant(s) or responsible designee must always have physical control of the animal(s) when outside of the apartment to prevent the animal(s) from causing damage to the property or personal property of other residents.
5. That animal(s) are never to be tied up outdoors or allowed to run loose on the property.
6. That Applicant(s) or responsible designee will immediately remove animal waste and dispose of properly.
7. That the animal(s) shall not be aggressive toward people or other animal(s).
8. To comply with local ordinances requiring animals to be licensed.
9. That they may not replace this animal or add another without obtaining the prior written consent of Garden Homes.
10. To remove the animal(s) from the property within thirty (30) days of written notice from Garden Homes should they violate the rules and regulations regarding Pets/Animals and Behavior as stated in the *Lease Agreement* or should written complaints about their animal(s) be received from other residents.
11. Not to permit animal(s) to damage the apartment including, but not limited to, scratching at doors, urinating and defecating on carpeting and flooring. Applicant(s) agree to take full responsibility for any damages to the property caused by animal(s). Upon vacating the apartment, all physical evidence of the animal(s) shall be removed, the apartment fully cleaned, deodorized, rugs shampooed, and fleas or other animal-related bugs exterminated at Applicant(s) expense.
12. To maintain "Renters Insurance" including liability insurance and regularly supply proof of insurance to the Landlord.
13. Applicant(s) shall indemnify and hold the Landlord harmless from any costs, claims, damages, expenses, or attorney's fees arising directly or indirectly, including consequential damages, as a result of any animals being on the leased premises or common areas.

Violation of any of the above conditions or any conditions stated in the Animal Residency Application shall be grounds for termination of the lease. Tenants(s) can avoid termination of the lease by removing the animals(s) from the premises, and otherwise complying with Section 11 above. By signing this agreement, all applicants acknowledge that they have read and fully understand the Lease Agreement regarding Pets/Animals and behavior that govern the property and all of the requirements listed above.

APPLICANT NAME(S): _____

PROPERTY: _____

APT #: _____

APPLICANT SIGNATURE: _____

DATE: _____

APPLICANT SIGNATURE: _____

DATE: _____



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PAGE 2 OF 2

TO APPLY: SUBMIT BOTH PAGES OF THIS APPLICATION, ALONG WITH:

- a) Current photo of the animal(s)
- b) Veterinarian statement confirming animal(s)'s name, breed, weight, color, age, most recent rabies shot, and if a cat, spay/neuter status.

PRIOR TO BRINGING THE ANIMAL INTO THE APARTMENT, YOU MUST THEN SUBMIT:

- a) One-time, non-refundable Animal Residency Fee of \$300.00 for one animal(s); \$500.00 for 2 animals;
- b) Monthly rent surcharge of \$50.00 per month for a dog; \$25 per month per cat;

FOR DOGS ONLY:

- c. Copy of the animal(s) license(s) for the current year;
- d. Proof of Renter's Insurance coverage.

APPLICANT NAME(S): _____ **Property:** _____ **Apt #:** _____

ANIMAL 1: (Circle One): Cat Dog **Name:** _____ **Dog Breed:** _____

Color: _____ **Weight:** _____ lbs. **Age:** _____ **Spayed/Neutered:** _____

Has this animal ever bitten, scratched, attached or injured a person? YES OR NO: _____

If yes, please describe: _____

ANIMAL 2: (Circle One): Cat Dog **Name:** _____ **Dog Breed:** _____

Color: _____ **Weight:** _____ lbs. **Age:** _____ **Spayed/Neutered:** _____

Has this animal ever bitten, scratched, attached or injured a person? YES OR NO: _____

If yes, please describe: _____

APPLICANT SIGNATURE: _____ **DATE:** _____

APPLICANT SIGNATURE: _____ **DATE:** _____

Approved by Garden Homes Management: _____ Date: _____
(Stamford Office to execute)