

DOG LEASE AND REGISTRATION

Dog Registration and Lease Agreement dated this ____ day of _____, by and between Washington House/ Hightowers/ Park Square (Lessor) and _____ (Lessee) of Apt. No. _____, at the Washington House/ Hightowers/ Park Square for permission to maintain and house _____ Dog(s) at said premise at the advance monthly Lease Fee of twenty dollars(\$20) per dog due on the first day of each month. A one time registration fee five hundred (\$500) dollars per dog, is due at the time of signing this agreement.

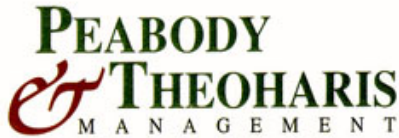
Name of Dog(s): _____
Breed(s): _____
Commencing Date: _____
D.C. Dog Tag Number: _____
Emergency Phone Number: _____
Veterinarian Name: _____ Phone #: _____
Rabies Shot Tag Number: _____
Insurance Policy Number: _____
Insurance Company: _____
Insurance Agent: _____

☀ **please attach photo of dog with Lease.** ☀

In consideration of the mutual agreement between the parties Lessor does hereby grant a Lease to Lessee to maintain the dog specified above at the license fee specified above, in accordance with the following terms and conditions:

- A one time registration fee of \$500.00 must accompany the signed Lease Agreement. **This fee is not refundable.**
- The Washington House/ Hightowers/ Park Square reserves the right to require that 80% of the unit floors be covered with carpeting before the dog is in residence. Any initial waiver of this rule does not prevent the Washington House/ Hightowers/ Park Square from reinstating this requirement should the dog(s) cause a disturbance in the future.
- The dog lease will be cancelled if the dog(s) becomes a disturbance to the neighbors or the building staff, contractors or service providers, as witnessed by a staff member of the Washington House/ Hightowers/ Park Square. **Three complaints will constitute a disturbing dog and result in lease cancellation and requirement to remove the dog from the unit.**
- The dog must be secured by a leash and be under the control of an adult at all times when outside the confines of the apartment.





- The dog must be secured when resident is notified of contractors, staff or service personnel entering the unit to perform necessary repairs, services, etc. The dog must be caged, moved to another unit or secured in a room other than the one where the repairs or service is to be performed.
- The Management will be kept informed of an emergency telephone number for Lessee and one other individual who will secure and/or assist the dog in the event of an emergency.
- Lessee will obtain liability insurance and will provide a copy of coverage for Management files. Management requires that the insurance be kept current to allow the Lessee to become personally liable for the damage or injury inflicted by the dog. Within ten (10) days of a request therefore, Lessee will provide the Washington House/Hightowers/Park Square with a certificate of insurance stating that the Lessee policy provides liability coverage for the dog listed above. Lessee will hold the Washington House/Hightowers/Park Square and its staff of service contractors harmless for damages, liability or injury caused as a direct result of entering the Lease Agreement.
- Lessee will provide a certificate from a qualified Veterinarian stating the weight of the dog at the time of occupancy. The certificate must also state the adult dog’s weight for its breed. The dog’s weight must not exceed forty (40) pounds.
- All waste produced by the dog while on the grounds or in the common areas of the Washington House/Hightowers/Park Square must be removed by the escort in control of the dog. This waste must be placed in the proper waste receptacle on the first floor trash can area or in the can provided on the dog walk area.
- Lessee must assume all damages caused by the dog. Lessee agrees to maintain the dog(s) in a humane manner while residing in the Washington House/Hightowers/Park Square. Any complaints of abuse to the dog(s) will constitute a notice to quit this lease and will be reported to The Humane Society.
- If Lessee is found in violation of any of the rules and regulations (including updated memos) regarding dogs, or is deemed to be in default under this Agreement, Washington House/Hightowers/Park Square, in its sole discretion, may exercise any or all of its remedies as set forth herein, none of which are deemed to be exclusive. The Washington House/Hightowers/Park Square may impose a fine. Washington House/Hightowers/Park Square may require the Lessee to pay for the damage(s) caused by the dog. Washington House/Hightowers/Park Square may sue the Lessee as a Lessee in Landlord-Tenant Court for breach of this Agreement. Under this Agreement, **ALL NOTICES TO QUIT BEING HEREBY EXPRESSLY WAIVED IN WRITING.**

Lessee

_____ Date: _____
Lessee

Peabody & Theoharis Management

By: _____ Date: _____
Manager Member, Lessor

