



# Ithaca Housing Authority Pet Lease



(revision date: September 2003)



This is made part of my dwelling lease.



**Date** \_\_\_\_\_

**Sticker Number** \_\_\_\_\_



**Owner's Name** \_\_\_\_\_

**Address** \_\_\_\_\_



**Pet's Name** \_\_\_\_\_

**Phone** \_\_\_\_\_



**Type of Pet(s)** \_\_\_\_\_

**Pet's Age** \_\_\_\_\_



By writing my initials on the line in each section below, I am saying that I understand that section and that I agree with the terms in that section.

**For all pets:**



- I have the right to own pets, but I must adhere to the rules listed below. If I do not, I understand that I am in violation of my lease.
- I will obey all laws and rules of the State of New York and the City of Ithaca that apply to my pet. I will obey the rules of the Ithaca Housing Authority as described in this lease.
- I will not allow a pet to live with me unless I am the rightful owner of the pet. I will not keep any pets in my apartment that do not belong to me. I will review IHA's pet policy BEFORE bringing animals onto the property.
- I will take good care of my pet. I will not abuse, neglect, nor misuse my pet, nor allow anyone else to do so. I am responsible for providing all needed veterinary care for my pet, including up-to-date vaccinations. My animal will live with me as a pet and will not be used for breeding or for any other purpose (except for trained "helper" animals)
- Upon lease termination, if any damage occurs as a result of my pet, charges will be made against my pet deposit, and in cases where there is extensive damage and the pet deposit does not cover the total damages, charges will be made against my security deposit.
- I will not allow my pet to disturb anyone. I am solely responsible for my pet's behavior.
- If my pet poses a danger to people or poses a health and safety hazard, I will remove the pet immediately from my apartment. Furthermore, I understand that IHA personnel may enter and inspect the unit only if a written complaint is received alleging that the conduct or condition of the pet in the unit is a violation, or constitutes a nuisance or threat to the health or safety of the other occupants or other persons in the community.
- If an IHA employee must enter my apartment for an emergency and I am not home, I give the IHA employee permission to close my pet in another room until the employee's work is done.
- I will clean up after my pet. I understand that if I do not clean up after my pet, IHA will charge me a \$25 cleaning fee. I will pay this fee with my next rent check after receiving the bill for cleaning.
- **I UNDERSTAND THAT IHA IS NOT RESPONSIBLE FOR MY PET'S BEHAVIOR. IHA IS NOT LEGALLY LIABLE FOR ANYTHING MY PET MAY DO. The IHA employee giving this lease to me explained to me in general terms what liability insurance is, and I may learn more about this from an insurance provider.**





- I understand that I am responsible for paying for any damages or injury my pet may cause, and that it is my responsibility to buy liability insurance if I choose to be protected by it. IHA recommends that I buy liability insurance.



Initials: \_\_\_\_\_ Date: \_\_\_\_\_



**For rabbits, hamsters, gerbils, and guinea pigs:**



- A deposit is not required.
- **Limit: 2.** I may have a maximum of two of any combination of the above-listed rodents. If I have more than 2 rodents in my apartment as of November 18, 2003 I will be allowed to keep them. However, as the rodents expire, I will not replace them until I reduce the amount of rodents to a quantity of 2. Residents who move in after November 18, 2003 will not exceed the quantity limit.
- I agree to provide an appropriate cage for rabbits, hamsters, guinea pigs, or gerbils to live in, and I agree to keep the cage clean.
- I will dispose of waste in securely sealed plastic bags with the trash. If I do not use this method of disposal, I will be charged \$25 for each time IHA staff is forced to remove it.
- I will notify the Maintenance Department promptly at 273-8629, ext. 238 if my pet causes damage to my apartment and I will be responsible to pay for any damages as a result thereof.



Initials: \_\_\_\_\_ Date: \_\_\_\_\_



**For fish:**



- A deposit is not required.
- **Limit: 1 tank.** If I have more than 1 tank in my apartment as of November 18, 2003 I will be allowed to keep them. However, as the fish expire, I will not replace them until I reduce the amount of tanks to a quantity of 1. Residents who move in after November 18, 2003 will not exceed the quantity limit.
- Maximum size fish tank will be 25 gallons in size and it must be placed upon a sturdy and appropriate stand. Upon completed installation of the fish tank on its stand, I will call Maintenance to have it inspected to ensure it is sturdy and not at risk of falling.
- I must get approval from the IHA office before obtaining a fish tank.
- I must pay for any damage that may be caused by the tank, including water damage. This may include damage to neighboring apartments as a result of the leak. Depending upon the severity of the damage, I may be charged for materials and labor to repair the damage to my apartment as well as affected neighboring apartments.
- If the tank leaks or breaks, I will immediately notify the Maintenance staff by calling 273-8629 ext. 238, after normal working hours: 273-6073.



**For birds:**



- ◆ No deposit is required.
- **Limit: 5.** If I have more than 5 birds in my apartment as of November 18, 2003 I will be allowed to keep them. However, as the birds expire, I will not replace them until I reduce the





 quantity of birds to 5. Residents who move in after November 18, 2003 will not exceed the quantity limit. 

-  • I will keep the birds in cages; they will not be permitted to be free in my apartment. 
-  • If my bird(s) escapes from its cage and causes damage to my apartment, I agree to pay for damage that may be caused as a result. 
-  • I will keep the cages clean and will dispose of waste in securely sealed plastic bags with the trash. 
-  • I understand that my birds must be in good health and pose no hazard to other animals or to people. If my birds pose a hazard to other animals or people, I will remove them from my apartment and pay for any damages caused as a result. 
-  • I will not allow my birds to disturb my neighbors. 
-  • I understand that certain birds (for example, parrots) are sometimes obtained illegally, and IHA may request proof that my pet has been legally obtained (for example, a statement from the person who sold me the animal). 
-  • I understand that some birds like parrots need special care, and the contact persons I name below know how to provide that care. 

**Initials:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**For dogs:**

-  • **Deposit: \$100.** If I own 2 dogs **OR** 1 dog and 1 cat as of November 18, 2003, I am obligated to pay only \$100 total. If I show proof that my dog is a trained service animal (“helper” animal), I am not required to pay a deposit. 
-  • **Limit: 1 dog.** If I have 2 dogs **OR** 1 dog and 1 cat as of November 18, 2003, I will be allowed to keep both, but I will not replace the first pet that expires. Thereby, having a maximum of one dog **OR** one cat. Residents who move in after November 18, 2003 will not exceed the quantity limit. 
-  • I will not be allowed to have a dog that weighs more than 25 pounds at maturity (when fully grown), except for a trained service dog. 
-  • My dog is housebroken. 
-  • I will show proof that my dog is licensed and has received all its vaccinations (including rabies) when I move in. Whenever IHA requests proof of vaccination, I will have five (5) days to present the proof. 
-  • If IHA requests it, I will show proof from a veterinarian that my dog does not have parasites, including fleas, and that my dog does not pose a threat to other animals or people. 
-  • I will keep all vaccinations current (up-to-date). 
-  • I will never allow my dog to be outdoors on IHA property unless it is on a leash not more than four feet in length. Whenever my dog is outside the apartment, I will make sure it is wearing a collar with an identification tag and a flea collar. While on IHA property, I will walk my dog only in the designated area (I will be shown where this area is. If IHA changes the area, it is IHA’s responsibility to notify me of the new area.). 
-  • When I walk my dog, I will carry with me at all times appropriate materials to clean up after my dog (for example, a “Pooper-Scooper”). I am solely responsible for cleaning up after my dog. If I fail to do so and IHA must clean up after my dog, I will be charged \$25.00 for each time and I will pay the fees on the next due date for rent after I receive the bill. 





- I will not allow my dog to disturb or threaten anyone else. I am solely responsible for controlling my dog at all times, inside or outside my apartment.
- If an IHA employee must enter my apartment for an emergency and I am not home, I give the IHA employee permission to close my dog in another room until the employee's work is done.
- If IHA has scheduled with me maintenance work or any other visit by an IHA employee to my apartment, I will either be at home to control my dog or will have the dog secured in a cage. If I fail to do either of these, the appointment will be re-scheduled and I must pay a fee of twenty-five dollars (\$25.00) with my next rent payment after receiving the bill.
- I will select contact people (named below) who are able to control and take care of my dog.



**Initials:** \_\_\_\_\_ **Date:** \_\_\_\_\_



**For cats:**



- **Deposit: \$100.** If I own 2 cats **OR** 1 dog and 1 cat as of November 18, 2003, I am obligated to pay only \$100 total.
- **Limit: 1 cat.** If I currently have 2 cats **OR** 1 dog and 1 cat as of November 18, 2003, I will be allowed to keep both, but I will not replace the first pet that expires. Thereby, having a maximum of one dog **OR** one cat. Residents who move in after November 18, 2003 will not exceed the quantity limit.
- When I move in, I will show proof from a veterinarian that my cat has had all its vaccinations, including rabies, and that my cat does not have parasites, including fleas. I will keep all vaccinations current and produce proof when IHA may request it (for example, at recertification, if an inoculation ("shot") is past due, I will have five (5) days to correct the situation).
- I will not allow my cat to be outdoors on IHA property unless it is in a pet carrier or is on a leash not more than four feet in length.
- If I take my cat outside on a leash, I will make sure that it is wearing a flea collar and identification tag, and I will clean up after my cat with appropriate materials (such as a "Pooper-Scooper").
- I will keep a clean litter box available and my cat must be trained to use the litter box or other waste receptacle. I will securely wrap up used litter in a plastic bag and dispose of it in a special container (I will be shown where this container is kept). I will never dispose of litter with other trash and I will never flush it down the toilet.
- I will select contact people (below) who are able to care for my cat.



**Initials:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**For all pets except fish:**



In case I have to be away from my apartment for more than one day, I have asked the persons named below to come into my apartment to take care of my pet. These persons do not live with me, and are eighteen (18) years old or older. In case the first person cannot be reached, I am listing a second person who has agreed to take care of my pet.





 Name of First Contact Person: \_\_\_\_\_ 

 Daytime phone number: \_\_\_\_\_ Evening phone number: \_\_\_\_\_ 

 Name of Second Contact Person: \_\_\_\_\_ 

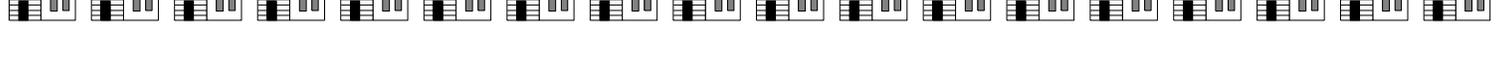
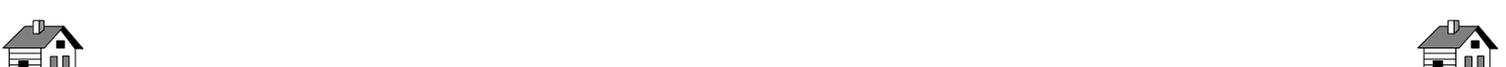
 Daytime phone number: \_\_\_\_\_ Evening phone number: \_\_\_\_\_ 

 *If I have to leave my apartment for more than one day, or if for any reason I am unable to care for my pet, I will contact the people named above within one day. If I am unable or fail to contact them, I authorize IHA to contact them in the order listed above.* 

 **Initials:** \_\_\_\_\_ **Date:** \_\_\_\_\_ 

 **Tenant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_ 

 **IHA Representative:** \_\_\_\_\_ **Date:** \_\_\_\_\_ 





## PET EMERGENCY CONTACT INFORMATION



Tenant Name: \_\_\_\_\_



Address: \_\_\_\_\_



Pet Name: \_\_\_\_\_ Type of Pet: \_\_\_\_\_



In the case of an emergency and/or I am away from my apartment for more than one day, I have asked the person named below to come into my apartment to take care of my pet. The person listed below does not live with me and is at least eighteen (18) years old. I also provide permission for Ithaca Housing Authority staff to allow the following person entry into my apartment if they do not have a key to enter my unit.



If I am unable to contact the person listed below during the emergency, then I authorize Ithaca Housing staff to contact him/her on my behalf.



Emergency Contact Person: \_\_\_\_\_



Phone #: \_\_\_\_\_



*If the above person is not available, then please contact this Alternate Emergency Contact person:*



Alternate Contact Person: \_\_\_\_\_



Phone #: \_\_\_\_\_



\_\_\_\_\_ / \_\_\_\_ / \_\_\_\_



Tenant Signature

Date

