

# OLIVER MANAGEMENT SERVICE, INC.

5713 GRAND AVENUE, SUITE B  
DULUTH, MN 55807  
(218) 628-0311 \* FAX (218) 624-2235

## PET ADDENDUM

The TENANT is permitted to keep common household animals in his/her dwelling unit (subject to the provisions in 24 CFR Part 5 Subpart C) and the animal rules promulgated under 24 CFR 5.315). Any animal rules promulgated by the LANDLORD are attached hereto and incorporated hereby. The TENANT agrees to comply with these rules. A violation of these rules may be grounds for removal of the animal or termination of the TENANT's (animal owner's) tenancy (or both), in accordance with the provisions of 24 CFR 5 Part 5, Subpart C and applicable regulations and State or local law. These regulations include 24 CFR PART 247 (Evictions From Certain Subsidized and HUD-Owned Projects) and provisions governing the termination of tenancy under the Project Rental Assistance Contract.

Note: The Part 5 Animal Rules do not apply to an animal used by a Tenant or visitor that is needed as a reasonable accommodation for the Tenant's or visitor's disability.

The LANDLORD may after reasonable notice to the TENANT and during reasonable hours, enter and inspect the premises. Entry and inspections is permitted only if the LANDLORD has received a signed, written complaint alleging (or the LANDLORD has reasonable grounds to believe) that the conduct or condition of an animal in the dwelling unit constitutes, under applicable State or local law, a nuisance or a threat to the health or safety of the occupants of the project or other persons in the community where the project is located.

If there is not State or local authority (or designated agent of such an authority) authorized under applicable State or local law to remove an animal that becomes vicious, displays symptoms of severe illness, or demonstrates other behavior that constitutes an immediate threat to the health or safety of the tenancy as a whole, the LANDLORD may enter the premises (if necessary), remove the animal, and take such action with respect to the animal as may be permissible under State and local law, which may include placing it in a facility that will provide care and shelter for a period not to exceed 30 days. The LANDLORD shall enter the premises and remove the animal or take such other permissible action only if the LANDLORD requests the TENANT (animal owner) to remove the animal from the project immediately, and the TENANT (animal owner) refuses to do so, or if the LANDLORD is unable to contact the TENANT (animal owner) to make a removal request. The cost of the animal care facility shall be paid as provided in 24 CFR 5.363.

ANIMAL ADDENDUM TERMS ACKNOWLEDGED BY:

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Landlord Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Complex Name

\_\_\_\_\_  
Unit #