



Pet Authorization and Policies Rider

This Pet Authorization and Policies Rider is being provided by Harvard University Housing (HUH, the Landlord) for this pet-friendly apartment. Your signature and return of this rider are required, even if a pet will not reside with you at this address.

THIS IS NOT AN E-SIGNATURE DOCUMENT. PLEASE PRINT, COMPLETE, SIGN, AND UPLOAD THIS RIDER WITH YOUR LEASE DOCUMENTS. IF APPLICABLE, ALSO PROVIDE VETERINARY RECORDS AND A PHOTO OF YOUR PET. This rider and applicable documentation may also be emailed to the Harvard University Housing Leasing Office at leasing@harvard.edu. Upon execution, this rider will become part of your lease and tenant record.

- () I/we will/do reside in a pet-friendly apartment and WILL NOT be keeping a pet in this apartment at this time. I/we understand I/we may add a permitted pet during the term of this lease and, if I/we do so, I/we must submit a new *Pet Authorization and Policies Rider* to the Harvard University Housing Leasing Office at that time.
- () I/we will/do reside in a pet-friendly apartment and WILL be keeping a pet in this apartment that falls within HUH categories of permitted pets (below). I/we agree to the terms of this Pet Authorization and Policies Rider and that I/we must 1) submit this completed form to the Harvard University Housing Leasing Office upon submission of this signed lease or sublet application; 2) provide the name and contact information of a person who is authorized to take over care of the pet in the event of an emergency, and 3) include the following documents with this rider:
 - Veterinary records for the cat or dog, including proof of required rabies vaccination and verification of pet's weight.
 - A photograph of the pet.

After initial approval, you may be required to submit an updated Pet Authorization and Policies Rider if HUH changes or amends the Rider or if you submit a request to add a co-tenant roommate to your lease. Additionally, it is your responsibility to ensure rabies vaccinations are kept up to date, if applicable to the animal's breed, and to submit evidence of such prior to the submission of any request for an extension of your Lease/Housing Contract. Tenant(s) must notify the HUH Leasing Office in writing if the animal is no longer residing in the Premises.

Requester (*print name of pet's Owner/Handler*): _____

Requester is: () HUH Tenant () HUH-approved Authorized Occupant () HUH-approved Subtenant

Address: _____

Telephone/Email: _____ **HUID:** _____

Name of Pet: _____ **Provide:** () Photograph of Pet () Veterinary Records

Description of Pet (*indicate type, breed, and sex*): _____

Contact Name, and Telephone/Email of Animal's Emergency Caretaker: _____

Categories of Permitted Pets

- Fish in an aquarium (not to exceed 50 gallons) are permitted at all HU Housing properties except Cronkhite Graduate Center.
- Other pets will be allowed per the restrictions below at selected apartments/addresses designated as pet friendly at 59 Banks Street, Botanic Gardens, 23-25 Flagg Street, 2 Grant Street, 17 Grant Street, Holden Green, 8A Mount Auburn Street, 21 Robinson Street, 5A Sacramento Street, Shaler Lane, Soldiers Field Park, 17 Ware Street, and 381 Western Avenue.
- Besides aquarium fish, as noted above, the only other pets permitted in pet-friendly apartments are:
 - A maximum of two domesticated pet birds.
 - One cat or one dog, not to exceed 40 pounds when full grown (breed restrictions apply). Additional dogs or cats are not permitted.
- The following breeds of dog are not permitted: Pit Bull, Tosa Inus, German Shepherd, Rottweiler, Presa Canario, Fila Brasileiro, Argentine Dogo, Akita, Chow Chow, Shar Pei, Dalmatian, and Doberman Pinscher. Additionally, mixed breeds of these types of dogs (i.e., a Pit Bull cross) are not permitted. In cases of assistance animals, reasonable modifications to this policy will be explored.
- Reptiles, rodents, and all other types of pets are not permitted.
- Animal "guests" and pet-sitting are not permitted.

I/we further understand and agree that:

- Only **one** registered pet will be permitted and that additional pets/animals will not be allowed. The keeping of an *unregistered* pet in this apartment (the Premises) is grounds for lease termination.
- **If Tenant (pet owner) is or will be living with a Co-tenant/Roommate(s)**, roommate(s) must sign this HUH Pet Authorization and Policies Rider consenting to the presence of the animal in the Premises, or the animal will not be permitted. By signing this form, Co-Tenant/Roommate 1) agrees to share the space with the pet, 2) understands that the pet owner/handler retains full responsibility for the care and control of the animal, 3) agrees that if he/she has concerns about the behavior or care of the animal, he/she will discuss these concerns directly with the pet owner and/or student life officer in a timely manner.
- **If the pet owner is a Subtenant**, the Primary Tenant(s) must sign this HUH Pet Authorization and Policies Rider consenting to the presence of the animal in the Premises, or the animal will not be permitted. By signing this form, Primary Tenant(s) 1) consents to the presence of the animal in the Premises, 2) understands that the pet owner/handler retains full responsibility for the care and control of the animal, 3) agrees that if he/she has concerns about the behavior or care of the animal, he/she will discuss these concerns directly with the pet owner and/or student life officer in a timely manner.
- In a circumstance where the presence of the animal will create problems for the Co-Tenant/Roommate(s) or the Primary Tenant(s) in a sublet situation (i.e., due to allergies, fear, religious beliefs, and so on), all parties should discuss their concerns directly with each other and/or their student life officer in a timely manner.
 - Should any of the affiliates need to request a reasonable accommodation, he/she should contact the HUH disability housing coordinator (**huh_disability_coordinator@harvard.edu**) for preliminary information.
 - I/we understand that a request by the Primary Tenant(s)/Roommate(s) either party to relocate within the HUH portfolio is subject to the terms of the HUH Lease/Housing Contract and unit availability.
- Harvard University Housing Property Operations may conduct an initial inspection of the apartment after HUH approval of the pet registration. If subsequent or annual reinspection reveals pet damage or an unsanitary condition, I/we are financially responsible and will be charged for the full cost of cleaning, materials, repairs, and labor, including costs incurred due to damage or an unsanitary condition caused by an animal owned by my/our Subtenant(s). If Co-Tenants/Roommates are listed on the lease, charges will first be applied to the pet owner/handler. In the event of any default in payment, Landlord reserves the right to apply charges to the non-owner/handler, pursuant to the joint and several liability under the HUH Lease.
- I/we understand that permission to keep the pet in the Premises may be revoked and that I/we may be required to remove the pet from the Premises if the Landlord, in its sole discretion, determines that the pet is causing damage or unsanitary conditions, or is a nuisance or a threat to the safety or security of any person or property, or is otherwise in violation of the *HUH Pet Policies*. I/we also understand that failure to remove the pet after I/we receive Landlord's request for removal shall be considered a violation of the lease and is grounds for lease termination. Nothing in this paragraph shall limit Landlord to the foregoing remedy if the pet is in violation of these Policies
- I/we agree to defend and indemnify and hold Harvard University and its affiliates, employees, and representatives harmless from and against any claims, losses, liabilities, damages, costs and expenses arising out of or relating to the pet. Tenant is financially responsible for any bodily injury or personal injury caused to other persons by the pet.
- I/we agree to abide by the terms of the *HUH Pet Authorization and Policies Rider*.

Guidelines for Keeping the Animal

- HUH requires full compliance with any and all laws and municipal regulations regarding animal ownership. If the animal is a dog, resident is responsible for maintaining up-to-date licensing of the dog with the city in which his/her Harvard University Housing (the Premises) is located. Contact the appropriate office:
 - The City of Cambridge at <http://www.cambridgema.gov/animal>
 - The City of Somerville at <http://www.somervillema.gov/departments/animal-control>
 - The City of Boston at <http://www.cityofboston.gov/animals/doglicense>
- Dogs must wear a valid dog license. Cats must wear a valid rabies tag. Both dogs and cats must also wear a tag bearing the owner's name, address, and telephone number.
- The animal must be treated humanely.
- If the animal is a cat, it must be trained to use a litter box. If it is a dog, the dog must be house broken.
- Owner/Handler must always take adequate precautions to eliminate any animal odors within or around the Premises and to maintain the Premises in a sanitary condition at all times. Owner/Handler is responsible for prompt clean-up of all pet waste, if any, inside the Premises and outside on the property. Animal litter may not be flushed down toilets. Animal waste must be bagged and discarded directly in an outside dumpster; it must not be discarded in interior waste bins.
- Pet food and pet treats must not be left out and must be stored in a secure container made of hard plastic, metal, or similar impenetrable material.
- Animals must be under control. Owner/Handler must confine, restrain, or maintain control over the animal to prevent an attack or injury to any person, domesticated animal, or property. During apartment inspections of the Premises and maintenance visits, Owner/Handler must restrain the animal in an animal carrier, cage, crate, or pen.

- Owner/Handler must monitor the animal's behavior and noise levels and prevent frequent howling, yelping, barking, or other disturbances to neighbors. The animal must be well behaved at all times, whether in your private quarters or on the campus grounds. It may not display vicious behavior, make excessive noise, pose a risk of health or safety or be a nuisance to others.
- Pets are limited to the housing unit (the Premises) and are not permitted in any interior common area of the building other than the direct path of travel to the outdoors or designated areas (if applicable) required for the animal to relieve itself. Additionally, the animal is not permitted in any exterior common courtyard where pets ordinarily are not permitted.
- Animals must not be left unattended outside of the Premises.

Safety, Damages, and Other Concerns

- HUH Property Operations may conduct an initial inspection of the Premises after HUH approval of the animal's registration, and the condition of the Premises will be assessed periodically throughout the year and during annual inspections.
- **If subsequent or annual reinspection reveals animal damage or an unsanitary condition, the primary Licensee or Lessee(s) is financially responsible and will be charged for the full cost of cleaning, materials, repairs, and labor.** If the Owner/Handler is listed on the HUH Lease as a lessee living with co-lessees/roommates, charges first will be applied to the animal's owner/handler. In the event of any default in payment, HUH/Licenser reserves the right to apply charges to the non-owner/handler, pursuant to the joint and several liability under the HUH Lease.
- HUH is not responsible for any animal on the property, including any injury that may occur to or be caused by the animal. Lessee(s)/Licensee is financially responsible for any bodily injury or personal injury caused to other persons by the animal.
- Permission to keep the animal in the Premises may be revoked and HUH may require the Owner/Handler to remove the animal from the Premises if HUH, in its sole discretion, determines that the animal is causing damage or an unsanitary condition or is a nuisance or a threat to the safety or security of any person or property, or is otherwise in violation of these Policies.
- Failure to remove the animal after HUH's request for removal shall be considered a violation of the lease/housing contract and is grounds for lease/contract termination. Nothing in this paragraph shall limit HUH to the foregoing remedy if the animal is in violation of these Policies.

Exceptions to housing policies are granted only on the basis of an eligible reasonable accommodation, as verified by appropriate University staff. Please contact the HUH disability housing coordinator, Cori Boudreau, at cori_boudreau@harvard.edu for preliminary information.

I/we agree to abide by the terms of this *HUH Pet Authorization and Policies Rider*.

I/we agree to defend and indemnify and hold Harvard University and its affiliates, employees, and representatives harmless from and against any claims, losses, liabilities, damages, costs and expenses arising out of or relating to the animal. The Lessee(s) or Licensee is financially responsible for any bodily injury or personal injury caused to other persons by the animal.

SIGNATURE OF PET OWNER/HANDLER: *(If owner/handler is also a primary tenant, sign here and in Tenant area, below)*

SIGNATURE(S) OF PRIMARY TENANT(S) IF PET OWNER/HANDLER IS AN HUH-APPROVED AUTHORIZED OCCUPANT OR AN HUH-APPROVED SUB-TENANT OR IS A TENANT/LESSEE LIVING WITH ROOMMATE(S):

SIGNATURE OF LANDLORD