

Matthews Landing  
251-294-0421  
251-294-0422

Physical Address:  
8900 Lower Bryant Landing Rd.  
Stockton, Alabama 36579

Mailing Address:  
301 East Church St.  
Atmore, Alabama 36502

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ANIMAL ADDENDUM

Animals are serious responsibility. If you do not properly control and care for your animal, you will be held liable if it causes any damages or disturbs other residents. *In this documents, the terms "you" and "your" refer to all persons listed below and all occupants or guests; and the terms "we," "us," and "our" refer to the Matthews Landing, Inc.*

1. PROHIBITED BREEDS: The following breeds, or any mix thereof, are not allowed under ANY circumstances:

Akita	Perro de Presa Canarios
Siberian Husky	Wolf or Wolf Hybrid
Alaskan Malamute	Pit Bulls
Rottweiler	Doberman Pinscher
Chow	German Shepherd
American Staffordshire Terrier	Malinois
Staffordshire Bull Terrier	

2. LEASE AGREEMENT DESCRIPTION:

Lot Number: \_\_\_\_\_  
Lease Date: \_\_\_\_\_  
Occupants: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. CONDITIONAL AUTHORIZATION FOR ANIMAL:

You may keep the animal that is described below at the Lot until the lease expires. But we may terminate this authorization sooner if your right of occupancy is lawfully terminated or, if in our judgment, you and your animal, your guests, or any occupant violates any of the rules in this Addendum.

4. ADDITIONAL MONTHLY RENT: Your Rent (as stated in the lease) will be increased by \$\_\_\_\_\_. Your Rent shall be increased to \$\_\_\_\_\_ to include this additional animal rent.

5. ADDITIONAL FEE:

You must also pay a one-time fee of \$\_\_\_\_\_ for having the animal at the Lot. It is our policy to not charge a deposit for support animals.

6. LIABILITY NOT LIMITED:

The additional Rent and Additional Charge under this Animal Addendum does not limit any liability for property damages, cleaning, deodorization, de-fleaing, replacements, or personal injuries.

7. DESCRIPTION OF ANIMAL:

You may keep only the animal described below. You may not substitute any other animal for this one. Neither you nor your guests or occupants may bring any other animal (mammal, reptile, bird, fish, rodent, or insect) into Matthews Landing, Inc.

Animal's Name: \_\_\_\_\_  
Breed: \_\_\_\_\_  
Color: \_\_\_\_\_  
Weight: \_\_\_\_\_ Age: \_\_\_\_\_  
City of license: \_\_\_\_\_  
License No.: \_\_\_\_\_  
Date of last rabies shot: \_\_\_\_\_  
Animal owner's name: \_\_\_\_\_

8. SPECIAL PROVISIONS:

The following special provisions control over conflicting provisions of this printed form:

- a. No visiting pets allowed.
- b. No pets larger than 95 lbs. at maturity.
- c. Pets must be at least one year old.
- d. Select breeds are prohibited.
- e. You must provide Management with a photo of the pet.
- f. You must provide Management with a copy of a current vaccination record for the animal.

9. EMERGENCY:

In an emergency involving an accident or injury to your animal, we have the right, but not a duty, to take the animal to the following veterinarian for treatment, at your expense.

Doctor: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_

10. ANIMAL RULES:

You are responsible for the animal's actions at all times.  
You agree to abide by these rules:

a. Animals shall not disturb the neighbors or other residents, regardless of whether the animal is inside or outside the dwelling.

b. Dogs, cats, and support animals must be house broken.

c. No animal offspring are allowed.

d. Inside, the animal may urinate or defecate only in these designated areas: cat - liter box.

e. Outside, the animal may urinate or defecate only in these designated areas: within your Lot or at the outer perimeter of the property.

f. Animals shall be primarily housed inside your dwelling on the Lot. Tethering, staking, or penning outside is prohibited as primary housing for an animal.

g. Animals shall be under control at all times and shall be on a leash any time they are not within your Lot.

\_\_\_\_\_  
(SEAL)  
Tenant Signature

\_\_\_\_\_  
Witness

\_\_\_\_\_  
(SEAL)  
Tenant Signature

\_\_\_\_\_  
Witness