

Cats are welcome in all of our apartment buildings, however, we **NO LONGER** allow dogs in any ICM apartment as of 2008.

New Pet Addendums need to be reviewed and approved before you bring a new animal into your apartment. There is an annual \$100.00 per pet fee that tenant's will need to be sure to pay.



PET AMENDMENT TO LEASE

This Pet Amendment to Lease (“Amendment”) is made between ICM Properties, Inc. (“Lessor”) and: _____

(individually and collectively, the “Tenant”) and is attached to and incorporated into that certain Chicago Apartment Lease (“Lease”) for the property commonly known as _____, Illinois (“Leased Premises”).

1. Lessor hereby grants Tenant a limited license to keep a household pet named _____ and described as _____ (“Pet”) in the Leased Premises during the term of the Lease, but only for so long as Tenant strictly complies with the terms and conditions of this Amendment and the Pet does not exceed thirty (30) pounds.
2. In consideration of Lessor entering into this Amendment and granting Tenant the license to keep the Pet at the Leased Premises, Tenant shall pay Lessor on the date hereof a non-refundable fee of \$100.00 (“Pet Fee”). The Pet Fee is not a security deposit, it will not be applied to any liability incurred by Tenant under this Amendment, and it is not a limit of Tenant’s liability for property damages, cleaning, deodorization, replacements, and/or personal injuries.

Tenant shall be liable for any damage caused or contributed to the Pet to floors, doors, walls, windows, screens, appliances, landscaping, and any other part of the Leased Premises, the building in which the Leased Premises is located (“Building”), or the property on which the Building is located (“Lessor’s Property”). Tenant shall be strictly liable for the entire amount of any liability resulting from injury to the person or property of others caused by the Pet.

3. Tenant agrees to strictly comply with the following rules and regulations:
 - a) Tenant shall comply with all applicable governmental laws and regulations applicable to the Pet, including, but not limited to, licensing and inoculations. All cats must be declawed, and all dogs and cats over 8 months of age must be spayed or neutered.
 - b) The Pet must be registered annually with Lessor. Registration must include proof of current licensure, up-to-date inoculations, identification tag, and verification that the Pet has been spayed/neutered.
 - c) While outside of the Leased Premises but still on the Lessor’s Property, the Pet must be kept on a leash and be accompanied by a person who can control it at all times. Tenant shall not allow the Pet to run free.
 - d) Tenant shall pick up all waste (feces) left by the Pet on Lessor’s Property and dispose of it in a proper receptacle.
 - e) Tenant shall not allow the Pet to disturb or annoy other residents, guests or neighbors.
 - f) In the event Lessor needs to enter the Leased Premises, Lessor shall notify Tenant and Tenant shall have the Pet properly restrained. This includes, but is not limited to, the following situations: inspections by Lessor; maintenance and/or repairs; and the exhibition of the Leased Premises to potential new tenants.
4. Tenant represents and warrants to Lessor that the Pet has no prior history of biting or attacking people or other pets.
5. If the Pet is left unattended for 24 hours or more, or its health is jeopardized by Tenant’s neglect, mistreatment or inability to care for the Pet, Lessor shall have the right, but not the obligation, to notify the Anti-Cruelty Society. Such circumstances shall be deemed an emergency for the purposes of the Lessor’s right to enter the Leased Premises to remove the Pet therefrom. The Lessor accepts no responsibility for any pet so removed.
6. In the event Tenant fails to comply with this Amendment or the Pet is determined to be a nuisance or a danger to other tenants in the Building, Lessor may, at its option, deliver written notice to the Tenant stating the acts or failures to act that constitute the default. Tenant will be given a ten (10) day opportunity to cure the default or remove the Pet. In the event Tenant fails to cure the default or remove the Pet, Tenant acknowledges that Lessor shall have all rights and remedies provided in the Lease, at law or at equity, including, but not limited to, the right to require Tenant to permanently remove the Pet from the Leased Premises or to otherwise have the Pet removed from the Leased Premises, and the right to terminate the Lease.

Tenant has read and agrees to comply with the terms of this Amendment, and agrees to comply with such rules and regulations as may be reasonably adopted from time to time by Lessor pursuant hereto.

Tenant Date

ICM Properties, Inc. Date

Tenant Date

Tenant Date

Tenant Date