

New Orleans Navy Housing L.L.C
Naval Air Station
PATRICIAN MANAGEMENT

PET POLICY

1. Allowed – Dogs, cats, small caged birds, and tropical fish. No snakes, spiders, ferrets or any other exotic pets.
2. Maximum allowed – two dogs or two cats, or one of each, plus a maximum of two small caged birds.
3. Dogs of the following breeds, or any mixed breeds thereof, are not allowed in family housing:
 - (a) Chow
 - (b) Pit Bull
 - (c) Doberman Pincher
 - (d) Rottweiler
 - (e) German Shepherd
 - (f) Mastiff
4. Dogs not allowed in 2 bedroom units on the second floor.
5. All other pets are prohibited.
6. Immunization – All cats and dogs must wear a collar or harness with current rabies and distemper vaccination attached. Veterinarian’s proof of immunization required. The lessee is responsible for notifying Patrician’s office upon re-immunization.
7. Dogs and cats must be secured with leashes while outdoors, except in fenced patios or yards. Dogs must be secured on a leash while outdoors or under positive control except when in a fenced yard. Pets must not be left tied or unattended in carports or unfenced yard areas. Cats must not be allowed to run loose.
8. Lessee must pick up pet feces in patios or yards daily, and immediately if the pet evacuates outside of the patio or yard. Pet feces must be placed in tied garbage bags and disposed of in proper waste receptacles.
9. Animal control will be called to pick up any dogs or cats running loose in the Family Housing area, at the pet owner’s expense.
10. Animal Control will be called to pick up any pets that have bitten anyone. These pets will not be allowed to return to the base.
11. Noise – Lessees will receive lease violation letters each time a pet is reported as being noisy or bad-tempered. After the third such complaint, the offending animal must be removed from the base.
12. Birds must be kept in cages at all times.
13. Pet deposit:
 - a. Military – none
 - b. Civilian Non-refundable Fees and Refundable Deposits
 - \$ 75 fee per pet, exclusive of small caged birds, tropical fish, and terrarium animals.
 - \$350 refundable deposit; or
 - \$250 refundable deposit with pet neutering certified by veterinarian’s letter
 - \$200 refundable deposit when cat(s) are neutered and declawed, certified by veterinarian’s letter.
14. Pets are to be registered with management, and the registration copied to base security. Residents who leased prior to this policy being implemented will be responsible only for the policy in effect at the time their occupancy began, with the exception that any new pets will fall under this policy.

END

STANDARD LEASE
New Orleans Navy Housing L.L.C
Naval Air Station

PET PROVISION

Addendum to Lease dated **February 22, 2006** between **Patrician Management**, Lessor and **Name** for **Address** in Belle Chasse, Louisiana.

For and in consideration of an additional PET FEE of \$0.00 and additional monthly deposit of \$0.00, Lessee may have **1 Dog/Cat** by the name(s) of **“Pets Name”** during the term of this lease. However, it is specifically understood that this provision may be cancelled by Lessor giving five (5) days written notice to Lessee should Lessor determine that the pet is destructive to the housing unit or grounds or that the pet is unduly noisy or is disturbing or menacing to any other resident of the housing unit complex. Such cancellation of the Pet Provision shall in no way affect the main lease between the parties which shall remain in full force and effect as to all of its terms and conditions.

Upon vacating the housing unit \$0.00 will be retained to shampoo and deodorize all carpets and de-flea the housing unit.

Does the resident have pet liability insurance? If so,

Policy # _____

AGENT _____

Is Binder Provided? _____

READ BEFORE SIGNING

EXECUTED IN DUPLICATE

At **Belle Chasse, Naval Air Station**, LA
22nd day of **February 2006**

Lessee

Lessee

Agent for Lessor