

**ANIMAL ADDENDUM**  
Becomes part of Lease Contract



**Please note: We consider animals a serious responsibility and a risk to each resident in the dwelling. If you do not properly control and care for an animal, you'll be held liable if it causes any damage or disturbs other residents.**

In this document, the terms "you" and "your" refer to all residents listed below and all occupants or guests; and the terms "we," "us," and "our" refer to the Owner named in the Lease Contract (not to the property manager or anyone else).

**1. DWELLING DESCRIPTION.**

210 Pine Street #239  
\_\_\_\_\_  
(street address), 0239 (unit no. if applicable) in Manchester (city), Connecticut, 06040 (zip code).

**2. LEASE CONTRACT DESCRIPTION.**

Lease Contract Date: June 1, 2026  
Owner's name: Lofts Mills Owner, LLC

Residents (list all residents):

Aprameya Pandit, Micah Aghimien  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The term of this Addendum is as follows:

Begins on \_\_\_\_\_, \_\_\_\_\_ and ends on \_\_\_\_\_, \_\_\_\_\_.

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control. The Lease Contract is referred to in this Addendum as the "Lease Contract."

**3. A.  NO APPROVED ANIMALS.** If this box is checked, you are not allowed to have animals (including mammals, reptiles, birds, fish, rodents, and insects), even temporarily, anywhere in the dwelling or dwelling community unless we've authorized so in writing. We will authorize support and/or service animals for you, your guests, and occupants pursuant to the parameters and guidelines established by the Fair Housing Act, HUD regulatory guidelines, and any applicable state and/or local laws.

If you are found to have unauthorized animals in your unit, you may be subject to the following fees:

Initial charge of \$ \_\_\_\_\_ per animal, (not to exceed \$100 per animal) and, for every day the unauthorized animals are in the unit, a daily charge of \$ \_\_\_\_\_ per animal (not to exceed \$10 per day per animal).

**B.  CONDITIONAL AUTHORIZATION FOR ANIMAL.** If this box is checked, you may keep the animal that is described below in the dwelling until the Lease Contract 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 violate any of the rules in this Addendum.

**4. ANIMAL DEPOSIT.** An animal deposit of \$ \_\_\_\_\_ will be charged per animal, unless stated otherwise in this Addendum. This additional security deposit amount is included in the security deposit amount set forth in the Security Deposit paragraph of the Lease Contract and shall be treated as part of the general security deposit for all purposes. The use and/or refund of the additional security deposit, and any accrued interest thereon, will be subject to the terms and conditions set forth in the Lease Contract and applicable law. This additional security deposit shall be waived for residents aged 62 years or older and in no event shall the total general security deposit collected for all purposes exceed that permitted by state law. The total animal deposit for your animal(s) is \$ \_\_\_\_\_.

**5. ADDITIONAL MONTHLY RENT.** Your total monthly rent (as stated in the Lease Contract) will be increased by \$ 40.00 per animal, unless stated otherwise in this Addendum. The monthly rent amount in Provision 6 of the Lease Contract [check one]  includes  does not include this additional animal rent. The total monthly rent for your animal(s) is \$ \_\_\_\_\_.

**6. ADDITIONAL FEES.** You must also pay a one-time fee of \$ 500.00 per animal, unless stated otherwise in this Addendum, for having the animal in the dwelling. You may also be charged a non-refundable animal cleaning fee of \$ \_\_\_\_\_ per animal, upon vacating the apartment. It is our policy to not charge fees for support animals. The total additional fee for your animal(s) is \$ \_\_\_\_\_.

**7. LIABILITY NOT LIMITED.** The additional monthly rent and additional security deposit under this Animal Addendum do not limit residents' liability for property damages, cleaning, deodorization, defleaing, replacements, or personal injuries.

**8. DESCRIPTION OF ANIMAL(S).** You may keep only the animal(s) described below. You may not substitute any other animal(s). Neither you nor your guests or occupants may bring any other animal(s)-mammal, reptile, bird, amphibian, fish, rodent, arachnid, or insect-into the dwelling or community.

Animal's name: \_\_\_\_\_  
Type: \_\_\_\_\_  
Breed: \_\_\_\_\_  
Color: \_\_\_\_\_  
Weight: \_\_\_\_\_ Age: \_\_\_\_\_  
City of license: \_\_\_\_\_  
License no.: \_\_\_\_\_  
Date of last rabies shot: \_\_\_\_\_  
Housebroken? \_\_\_\_\_  
Animal owner's name: \_\_\_\_\_  
\_\_\_\_\_

Animal's name: \_\_\_\_\_  
Type: \_\_\_\_\_  
Breed: \_\_\_\_\_  
Color: \_\_\_\_\_  
Weight: \_\_\_\_\_ Age: \_\_\_\_\_  
City of license: \_\_\_\_\_  
License no.: \_\_\_\_\_  
Date of last rabies shot: \_\_\_\_\_  
Housebroken? \_\_\_\_\_  
Animal owner's name: \_\_\_\_\_  
\_\_\_\_\_