



Pet Addendum

Resident(s):

Apartment Number:

Date:

Conditional Authorization for Animal

Tenant may keep the animal described in the dwelling until the Residential Rental Agreement expires. Agent may terminate this authorization sooner if Tenant's right of occupancy is lawfully terminated or if in Agent's sole and unfettered judgment Tenant and Tenant's animal, Tenant's guests, or any occupant violate any of the rules in this addendum.

Additional Fee

Tenant must pay a one-time, non-refundable fee of \$ for having the animal in the dwelling unit.

Additional Monthly Rent

Tenant will be charged \$ per month in addition to that rent rate listed on page 1 of the lease agreement.

Liability Not Limited

The additional fee and monthly rent under this addendum do not limit Tenant's responsibility for property damages, cleaning, deodorization, defleaing, replacements, or personal injuries. Any cost, fee, or expense arising out of the foregoing is in addition to the non-refundable pet fee and additional monthly rent and Tenant shall be solely responsible for any such cost, fee or expense.

Breed Restrictions

Certain breeds known to be aggressive in nature, including Rottweilers, Pit Bulls, Staffordshire Terriers, Dobermans, Chows, German Sheppards, Huskies, Malamutes, Great Danes, Saint Bernards, Bull Mastiffs and any mix thereof shall be strictly prohibited in Agent's sole and unfettered discretion. Landlord may require Tenant to submit written documentation from a qualified, duly licensed veterinarian stating that the animal in question is not a partial or full breed included on the above list.

Description of Animal(s)

Tenant may keep only the animal(s) described below. Tenant may not substitute any other animal(s). Neither Tenant nor guest(s) may bring any other animal(s) into the dwelling or community. Tenant must receive prior written approval from the Agent prior to bringing any other animal(s) into the dwelling or community. Tenant shall submit a new pet addendum and a new non-refundable pet fee before bringing any animal not listed below into the dwelling or community.

Initials: _____



Name:

Type:

Breed:

Color:

Weight:

Age:

Name:

Type:

Breed:

Color:

Weight:

Age:

Tenant will be fined \$100 for harboring an unauthorized pet. This fine will be additional to the non-refundable pet fee if Tenant is permitted to keep the pet.

Licensing

Tenant hereby represents and warrants that the above described animals have been properly licensed and inoculated as required by local law and Tenant agrees to maintain such licensing and inoculation of pet(s). Tenant must furnish to Agent evidence at time of move in and each year thereafter and upon Agent's reasonable request.

Animal Rules

Tenant is responsible for the animal's actions at all times. Tenant agrees to abide by these rules:

- Animal must not disturb the neighbors or other residents, regardless of whether the animal is inside or outside the dwelling
- Dogs, cats, and support animals must be housebroken. All other animals must be caged at all times. No animal offspring are allowed
- Animals may not be tied to any fixed object anywhere outside the dwelling units
- Tenant must not let an animal, other than support animal, into the swimming pool area, laundry area, offices, clubhouse, other recreational facilities, or other dwelling units
- Animals must be fed and watered inside the dwelling unit. Tenant is not permitted to leave food or water outside the dwelling unit at any time
- Tenant must keep the animal on a leash and under Tenant's supervision when outside the dwelling. Agent or Agent's representatives may pick up unleashed animals and/or report them to the proper authorities. Agent may impose reasonable charges for picking up and/or keeping unleashed animals

Initials: _____



- Tenant shall not, for any period of time, leave animal on patio or balcony
- Litter boxes may not be placed on patio or balcony or outside of the dwelling unit
- Tenant promptly collect and remove all pet defecation from the grounds of the community. Tenant will be assessed a \$100 fine for failure to clean up pet waste

Additional Rules

Agent has the right to make reasonable changes to the animal rules from time to time if Agent distributes a written copy of any changes to every resident who is allowed to have animals.

Violation of Rules

If Tenant, guests or occupants violate any rule or provision of this Pet Addendum and Agent gives Tenant written notice, Tenant must remove the animal immediately and permanently from the premises. Agent also has other rights and remedies set forth in the Residential Rental Agreement, including damages, eviction, and attorney's fees to the extent allowed by law.

Complaints About Animal

Tenant must immediately and permanently remove the animal from the premises if Agent receives a reasonable complaint from a neighbor or other resident or if Agent, in their sole discretion, determine that the animal has disturbed neighbors or other residents.

Liability for Damages, Injuries, Cleaning, Etc.

Tenant will be liable for the entire amount of all damages caused by the animal, including all cleaning, defleaing, and deodorizing. This provision applies to all parts of the dwelling unit, including carpets, doors, walls, window coverings, windows, screens, furniture, appliances, as well as landscaping and other outside improvements. If items can not be satisfactorily cleaned or repaired, Tenant must pay for replacement. Payment for damages, repairs, cleaning, replacements, etc. are due immediately upon demand.

As owner of the animal, Tenant may be liable for the entire amount of any injury that the animal causes to a person or property. Tenant indemnifies and holds harmless Agent/Owner for all costs, fees, and expenses of any nature, including attorney's fees resulting from any such damage.

Move-Out

Upon move out Tenant must pay for de-fleaing, deodorizing, and shampooing to protect future residents from possible health hazards regardless of how long the animal was in the premises. Agent will arrange for these services at Tenant's expense if proof of service from licensed professionals is not provided at the time of move-out.

General

This Pet Addendum and the rules therein are considered part of the Residential Rental Contract. Any breach of the provisions of this addendum shall be considered a breach under the lease.

Tenant's renters insurance policy must include any pet(s) approved with this addendum.

Initials: _____



Default

Should the parties fail to comply with the terms of this Addendum, the same shall constitute a breach of Lease and the non-defaulting party shall have available all remedies for said breach as described in the Lease.

Conflict

In the event that any terms of this Addendum are in conflict with any terms of the Lease, the terms of this Addendum shall control. All other terms of the Lease are hereby reaffirmed by the parties.

Severability

If any provision of this Addendum shall be declared invalid or unenforceable, the remainder of the Addendum and the Lease shall continue in full force and effect.

No Waiver

No delay by the Agent or Landlord in exercising or failing to exercise any right or power shall impair such right or power, or be construed as a waiver of any breach or default, or as acquiescence thereto. No waiver by the Agent or Landlord of any covenant, term or condition of this Lease shall be construed by Tenant as a waiver of a continuing or subsequent breach of the same covenant, provision or condition. If Agent's or Landlord's waiver, consent to or approval of any act by Tenant is required, the same shall be valid in writing, and such consent or approval shall not be deemed to waive or render unnecessary consent to or approval of any subsequent similar act.

Renewal, Modification

This addendum shall not be affected by any subsequent alteration, modification, extension or renewal of the Lease, and the terms and conditions herein shall remain in full force and effect for so long as Tenant maintains a leasehold interest in the property, unless otherwise agreed upon in writing by the parties hereto.

Tenant Signature

Tenant Signature

Date

Date

Agent Signature

Date

Initials: _____