

ADDENDUM - PETS

Tenant shall not have any PETS of any nature on or about the Premises with the exception listed below:

PET TYPE	BREED	AGE	WEIGHT	SEX	NAME

Tenant acknowledges and agrees to the following: _____: If any pet is listed above, Tenant agrees to pay any additional increase to the security deposit required by Landlord. Tenant understands any additional funds paid are an “increase” to the deposit and NOT a pet deposit. This additional security deposit is not specifically held for pet related damages but is held for the performance of all aspects of this Rental Agreement including any unpaid rents, late fees, charges and damage assessments. Tenant assumes all financial responsibility for damage caused by said PET. The increase in security deposit is refundable within thirty (30) days of satisfactory conclusion of this tenancy. **PET RENT is to be paid in addition to normal rent for all authorized pets. This amount varies from each property and property owner. The amount will also vary for each type of pet and or breed if authorized by Landlord.** There is no additional deposit or PET RENT required for **support or companion animals**. Tenant agrees to the below conditions in consideration of the authorization of the PET, support animal, or companion animal, to occupy the Premises:

1. Tenant agrees to keep said PET, or support or companion animal under control at all times and obey all city ordinances related to the keeping animals as well as any and all condominium, town home and/or subdivision rules which may apply.
2. Tenant agrees that Landlord may revoke permission to keep said PET on Premises by giving Tenant written thirty (30) days notice.
3. If the PET is a cat, the cat must be neutered and declawed (support or companion animals are exempt from this condition). Tenant must provide and maintain an appropriate litter box.
4. If the pet is a bird, the bird shall not be let out of the cage.
5. No PET shall be fed on unprotected carpeting within the Premises. Tenant shall prevent any fleas or other infestation of the Premises or other property of Landlord.
6. If in the opinion of Landlord the pet becomes annoying, bothersome or in any way a nuisance to other Tenants, maintenance workers or to the operation of the community, Tenant will immediately, upon written notice from the Landlord, remove the pet, from the Premises.
7. Permission to keep PETS is restricted only to the particular PETS described above and does not extend to any other PETS.
8. In multi-family dwellings, PETS must be kept in Premises, on a leash, or carried at all times. PETS will not be allowed to run loose on grounds or other common areas.
9. **Landlord shall not be liable for any damages to person or property caused by Tenant’s PET(S) and Tenant hereby agrees to hold agent harmless from such liability, assuming the same liability themselves. TENANT AGREES TO ASSUME ALL LIABILITY FOR DAMAGES CAUSED BY TENANT’S PET(S) TO ANY PERSON AND/OR PROPERTY.**
10. Tenant agrees to be full responsible for any damage caused to the property by the PET(S) and for any and all wear and tear resulting from the PET(S) and agrees to fully compensate the Landlord for any and all such damage or additional wear and tear including but not limited to:
 - a. Cleaning up ALL droppings deposited in the yard by the PET(S) immediately following each incident.
 - b. Filling in any holes in the yard and re-sodding as necessary to restore the yard and lawn to original condition.
 - c. Replacing doors, screens, windows, window coverings, or any other items scratched, torn damaged or soiled by the PET(S).
 - d. Additional cleaning or replacement at the discretion of the Landlord of any carpeting that has been damaged, soiled or stained or which has an odor as a result of the PET(S).
 - e. Deodorizing and disinfecting any floor or wall or other surfaces which may be stained or have an odor as a result of the PET(S).
11. Tenant agrees to pay for the removal of pet hair and dander throughout duct work in home. The ducts will be cleaned after move out to prevent any allergens in the central air system for future tenants that may be sensitive to pet hair and dander. The average cost of this service is around but not limited to \$150.

Property Manager

Tenant