



PET ADDENDUM

EXHIBIT E TO THAT CERTAIN LEASE DATED _____ BETWEEN _____, LANDLORD, AND _____, AND _____, TENANT(S), FOR APARTMENT UNIT # _____ LOCATED AT _____:

initial

1. Management agrees to waive pet restrictions of the rental agreement/Lease provided the Tenant/ pet owner agree to and meet the following terms and conditions.

initial

2. Tenant agrees to pay the following non-refundable pet fee: _____ and a pet deposit of \$ _____ which is in addition to the general security deposit. Payment of this non-refundable fee and additional pet deposit in no way compromises the right of Landlord to charge extra for costs/expenses incurred by pet(s) for damages.

initial

3. In the event of a violation of any of the following terms and conditions, Landlord shall have the right to deliver written notice to terminate the Lease agreement and require the pet owner/tenant to immediately remove the pet from the premises. Cancellation of this agreement will not imply a waiver of the tenant's responsibility for any damages.

initial

4. Only the pet(s) listed and described below are authorized under this pet agreement. Additional or other pets must be approved by owner/management.

initial

5. Pet(s) will not cause: danger, damage, nuisance, noise, health hazard, or soil the apartment/unit, premises, grounds, common areas, walks, parking areas, landscaping or gardens. Tenant agrees to clean up after the pet and agrees to accept full responsibility and liability for any damage, injury, or actions arising from or caused by his/her pet.

initial

6. Tenant agrees to register and immunize the pet(s) in accordance with local laws and requirements.

initial

7. Tenant warrants that the pet(s) is housebroken. Tenant warrants that the pet has no history of causing physical harm to persons or property, such as biting, scratching, chewing, etc. and further warrants the pet/pets has no vicious history or tendencies.

initial

8. The tenant agrees to observe the following regulations:

Dogs & Cats: Must be controlled at all times. Must be kept on a short leash while in common areas or on the grounds. Barking will not be tolerated in that it is considered a nuisance to other tenants. Tenants shall clean up pet defecations from the grounds. Proper disposal of cat litter (securely bagged) will be done on a frequent basis. Odors arising from cat litter will not be tolerated.

Birds: Birds will be properly caged. Seeds and droppings will be shielded or caught to prevent accumulation and/or damage to carpeting/floors.

Fish: Aquariums will not leak and will be cleaned regularly to prevent foul water and/or odors.

PET DESCRIPTION(S):					
Kind	Type or Breed	Color	Name	Age	Weight

VIOLATION OF THIS ADDENDUM SHALL BE DEEMED A MATERIAL VIOLATION UNDER THE TERMS OF THE LEASE AGREEMENT AND SHALL CONSTITUTE A DEFAULT OF THE LEASE AGREEMENT.

Tenant: _____

_____ Date Signed

Tenant: _____

_____ Date Signed

Landlord

Sherry Waldron, as Agent for Landlord

_____ Date Signed