

1. Pet Addendum

1.1 PET ADDENDUM

This Pet Addendum is an amendment to the Lease Agreement dated <<Lease Start Date>> for the property located at <<Unit Address>> between <<Tenants (Financially Responsible)>> (Resident(s)) and Meridian Property Management, LLC (Management).

This agreement covers the following pet(s):

<<Pet Information>>

1.2 PET APPROVAL & GENERAL POLICY

Pets are permitted only with **prior written approval from Management** and only at designated pet-friendly properties. Only **common household pets** are permitted. For purposes of this policy, common household pets are limited to domesticated **dogs and cats**. Small, caged animals (such as small birds or rodents) and small aquariums may be permitted only with prior written approval from Management.

- Maximum of **two (2) pets** per rental home unless otherwise approved.
- Each pet must:
 - Be approved prior to move-in
 - Be listed on the signed Pet Addendum
 - Have all required fees paid prior to move-in

1.3 PET FEES & PET RENT OPTIONS

Residents **must** select **one (1) of the following options** at lease signing:

☐ PET FEE + MONTHLY PET RENT

- \$500 Non-Refundable fee for the first pet
- \$250 Non-Refundable fee for the second pet

Additionally, Monthly Pet Rent will apply as follows:

- \$40 per month (one pet)
- \$65 per month (two pets)

Pet rent will continue for the entire duration of residence, including any renewals, extensions, or month-to-month periods of occupancy.

☐ ONE-TIME PET FEE (NO MONTHLY PET RENT)

- \$1,000 Non-Refundable fee for the **first** pet
- \$500 Non-Refundable fee for the **second** pet
- Must be paid in full at lease signing
- Payment plans are not permitted

Pet fees and pet rent are non-refundable and do not apply toward damages. Residents remain fully responsible for all pet-related damages.

1.4 DOCUMENTATION & REGISTRATION REQUIREMENTS

Prior to lease start, Resident must provide:

- Photo of each pet
- Completed Pet Addendum
- Payment of all required fees
- Proof of current vaccinations for each pet
- **DNA Testing (Applicable Properties Only):**
 - Dogs may be required to complete DNA testing and registration
 - \$60 fee for the DNA Test Kit (Resident Responsibility)
 - Must be completed before occupancy.

Documentation must remain current throughout residency and be provided upon request.

1.5 PET BEHAVIOR & RESIDENT RESPONSIBILITIES

Residents must properly supervise and control pets at all times. Resident responsibilities include:

- Immediate removal of pet waste
- Preventing excessive noise or disturbances
- Preventing damage to property, landscaping, or fixtures

Failure to clean up pet waste may result in a **\$350 fine per occurrence**.

1.6 DAMAGE, LIABILITY & INDEMNIFICATION

Residents are fully responsible for all damage and liability caused by pets, including:

- Damage to flooring, walls, carpet, and interior surfaces
- Damage to landscaping, lawn, and exterior areas
- Odor remediation, including deodorizing, ozone treatment, or subfloor replacement
- Any injury to persons, including other residents, guests, Management staff, maintenance personnel, vendors, or contractors

If damage requires repair or replacement, **Resident is responsible for the full cost.**

Resident agrees to **indemnify, defend, and hold harmless** Meridian Property Management, LLC, its owners, employees, agents, and contractors from any and all claims, liabilities, damages, medical costs, lost wages, or legal expenses (including attorney's fees) arising from or related to the pet(s).

1.7 RESTRAINT, CONTROL & ENTRY REQUIREMENTS

Resident agrees to ensure that pets are properly restrained, secured, or removed from the premises during:

- Scheduled maintenance
- Inspections
- Repairs
- Any entry by Management, staff, vendors, or contractors

Failure to properly secure a pet may result in denied or delayed entry, rescheduling of services, and applicable fees as outlined in the Addendum.

1.8 ACCESS DELAYS DUE TO UNRESTRAINED ANIMALS

Resident acknowledges that Management must be able to access the premises for maintenance, inspections, repairs, and other lawful purposes as outlined in the Lease Agreement.

If Management, maintenance personnel, vendors, or contractors are unable to safely enter the premises due to an unrestrained or unsecured pet, the visit may be canceled or rescheduled. In such cases:

- Resident may be charged a reasonable service fee for each failed or rescheduled visit caused by the pet
- Resident may also be responsible for any trip charges, cancellation fees, or additional costs charged by third-party vendors or contractors
- Repeated inability to access the unit due to unrestrained pets may be considered a **lease violation**

Resident agrees to ensure that all pets are properly secured prior to any scheduled or requested entry to avoid delays, additional costs, or enforcement actions.

1.9 AGGRESSIVE BEHAVIOR & SAFETY CONCERNS

Any aggressive behavior, biting, or attempted biting by a pet will be taken seriously. In the event of a reported or confirmed incident, Management reserves the right, at its sole discretion, to require:

- Immediate removal of the pet from the premises
- Permanent removal of the pet as a condition of continued tenancy
- Proof of additional liability insurance covering the animal
- Compliance with local animal control or legal requirements

Resident is responsible for:

- All medical costs, damages, and expenses resulting from the incident
- Cooperation with any investigation

Repeated complaints of aggressive behavior, or any serious injury caused by a pet may result in:

- Revocation of pet privileges
- Lease violations
- Termination of tenancy in accordance with Lease Agreement and applicable law

Management reserves the right to act immediately to protect the safety of residents, staff, and the public.

1.10 BREED & ANIMAL RESTRICTIONS

The following are prohibited due to insurance restrictions (including but not limited to):

Akita, American Bandogge Mastiff, Staffordshire Terrier, Cane Corso, Chow, Doberman Pinscher, Dogo Argentino, English Bull Terrier, Pit Bull Terrier, Presa Canario, Rottweiler, Staffordshire Bull Terrier, Wolf Hybrid.

Additionally prohibited:

- Exotic animals
- Non-domestic animals

- Venomous animals
- Large birds (including parrots, macaws, or similar species)
- Farm animals or livestock
- Large aquariums or tanks that may pose a risk due to size or weight (30 gallon or larger)

Other Animals:

Animals other than cats or dogs require **prior written approval** from Management.

All animals must be properly contained and controlled at all times.

Residents are responsible for any damage or disturbance caused.

1.11 ANIMALS OUTSIDE THE HOME

Pets must comply with all local ordinances, including:

- Leash laws
- Licensing requirements

Pets must be under control at all times when outside the rental unit.

1.12 PROHIBITED ACTIVITIES

The following activities are not permitted:

- Pet sitting or fostering animals not listed on this addendum
- Allowing guests to bring animals onto the property
- Substituting one animal for another without Management approval

1.13 UNAUTHORIZED ANIMALS

Animals not approved and listed on this addendum are considered unauthorized. **Unauthorized animals are strictly prohibited and will constitute a lease violation.**

Unauthorized animals may result in:

- Lease violations
- Administrative fines
- Immediate removal requirements
- Possible lease termination for repeated violations

Management may contact animal control to remove unauthorized animals at Resident's expense.

1.14 EMERGENCY SITUATIONS

If an emergency involving an assistance animal is suspected (abandonment, abuse, fire, disaster, prolonged disturbance), Management may:

- Enter the premises
- Contact animal control
- Assist authorities in accessing the unit
- Arrange for care or boarding

All related costs are the responsibility of the Resident.

Emergency Contact:

<<Emergency Contact(s)>>

1.15 MOVE-OUT REQUIREMENTS

Upon vacating, Resident must:

- Professionally clean carpets (refer to the Resident Handbook for further guidance)
- Include deodorizing and treatment
- Provide a paid receipt itemizing services

Refer to the Resident Handbook for further guidance.

1.16 SERVICE & ASSISTANCE ANIMALS

Nothing in this addendum restricts the rights of individuals with disabilities.

Residents requesting a reasonable accommodation for a service or assistance animal must contact Management.

1.17 GENERAL TERMS

- Residents must comply with all local laws and ordinances
- Policies are subject to change
- Violation of this addendum may result in revocation of pet privileges
- All residents listed on the Lease Agreement must sign this Pet Addendum

X

Date Signed