

## ANIMAL ADDENDUM

For the purpose of this Addendum and Lease, "Pet" does not refer to any "Service Animal" or "Support Animal". Proof is required of any Service Animal or Support Animal as noted by Federal Law.

Tenant agrees that this Addendum shall be incorporated into the foregoing lease. Consent is hereby granted to Tenant to keep the described animal(s) on the leased premises, provided the below listed conditions are abided by:

**1. Additional Monthly Rent, Fee, & Security Deposit.** Tenant's total monthly rent (as stated in the lease) will be increased by \$0.00. The monthly rent amount in the lease [check one] ☐ includes ☒ does not include this additional animal rent. Tenant must pay a one-time, **non-refundable fee** of \$325.00 (**per pet does not include Service or Support Animals**) for having the animal in the dwelling unit. If tenant fails to report the pet and one is discovered there will be a \$600 pet violation fee in addition to the non-refundable pet fee. Tenant must pay an additional sum of \$0.00 as a security deposit. The sum of security deposit in the lease [check one] ☐ includes ☒ does not include this security deposit. This sum may be used by Manager to pay for any pet damage or for any other amounts due and owing under the terms of the lease agreement whether pet related or not upon Tenant vacating the premises. The additional monthly rent and additional security deposit under this Animal Addendum do not limit the tenant's liability for property damages, cleaning, deodorization, defleaing, replacements, or personal injuries for any Animals in the property.

**2. Conditional Authorization for Animal.** Tenant may keep the animal that is described below in the dwelling until the lease expires. Owner/Manager may terminate this authorization sooner if tenant's right of occupancy is lawfully terminated or if in Owner/Manager's judgment tenant or tenant's animal, tenant's guests, or any other occupant violates any of the rules in this Addendum. Tenant must maintain liability insurance at all times in the amount(s) provided for in the lease.

**3. Pet Restriction.** Only Animals specifically on this agreement are allowed and any pets must be pre-approved prior to bringing pet on the premises, regardless of who actually owns the pet. **No Insurance Restricted Breeds, including but not limited to: German Shepherds, Doberman Pinschers, Pit Bulls, Chows, Rottweilers, Huskys or any combination thereof will be permitted to be on the premises.**

**4.** Tenant will be responsible for **FULL** replacement and/or repair cost of carpet, walls, blinds, flooring or any other items damaged in any way by animal(s). Tenant also will be responsible for the full cost of any exterminating that may be required because of animal(s).

**6. Description of Animal.** Tenant may keep on the premises the animal described below. Tenant may not substitute any other animal for this one. Neither the tenant nor his or her guests or occupants may bring any other pet(s) (mammal, reptile, bird, fish, rodent, or insect) into the dwelling or onto the property.

Animal's name:	Animal Owner's Name:
Type:	Breed:
Weight:	Age:

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

- Tenant must feed the animal inside or outside in the fenced area. - All Pet(s) must weigh under the weight limit 95 lbs. at all times.
- The animal must not disturb the neighbors or other residents, regardless of whether the animal is inside or outside the dwelling.
- Dogs, cats, and service/support animals must be housebroken. All other animals must be caged at all times. No offspring are allowed.
- Inside, the animal may urinate or defecate only in these designated areas, in an appropriate litter box: Litter box
- Outside, the animal may urinate or defecate only in these designated areas: NA
- Animals may not be tied to any fixed object anywhere outside the dwelling, except in fenced yards (if any) for your exclusive use.
- Tenant must not let an animal other than support animals into swimming-pool areas.
- Pet(s) must be kept on a leash at all times while it is outside of the premises. **PETS ARE NOT ALLOWED TO RUN LOOSE AT ANY TIME.**
- Unless the owner designates a particular area in your dwelling unit or on the grounds for animal defecation and urination, tenant is prohibited from letting an animal defecate or urinate anywhere on the owner's property for that purpose. If animal is allowed to defecate inside the dwelling, tenant must ensure that it is done in a litter box with a kitty litter-type mix. If the animal defecates anywhere on the property, tenant will be responsible for immediately removing the waste and repairing any damage. Notwithstanding the terms of this Addendum, Tenant must comply with all local ordinances regarding animal defecation, and it is the responsibility of the Tenant to be informed of such matters.

**8. Additional Rules.** Owner/Manager has the right to make reasonable changes to the animal rules from time to time once tenant receives a written copy of any changes to every resident who is allowed to have animals.

**9. Violation of Rules.** If tenant, guest or occupant violates any rule or provision of this Animal Addendum and Owner/Manager sends notice to remove pet, tenant must remove pet immediately and permanently from the premises. Owner/Manager also has all other rights and remedies in the lease.

**10. Complaints about Animals.** Tenant must immediately and permanently remove a pet from the premises if Owner/Manager receives a reasonable complaint from a neighbor or other resident or if Owner/Manager determines that a pet has disturbed neighbors or other residents unreasonably. Tenant hereby certifies and swears that the pet has never been known to bite, snapped-at, or attacked any person or animal at any time.

**11. Approval/Removal of Animal.** Tenant agrees that approval or denial of all pet(s) is at the sole discretion of Owner/Manager. Owner/Manager reserves the right to withdraw consent at any time by giving the Tenant 7 days written notice to remove pet(s) from the premises for any reason including but not limited to noise, barking, disturbances, damage, threatening behavior towards other tenants(s) or employees of Owner/Manager. In the event the pet(s) are not removed after notice, Tenant will be subject to eviction.

**12. Liability for Damages and Indemnification.** Tenant will be jointly and severally 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, drapes, wallpaper, windows, screens, furniture, appliances, as well as landscaping and other outside improvements. Payment for damages, repairs, cleaning, replacements, etc. are due immediately upon notice. Tenant agrees to fully indemnify Owner/Manager for any damages arising out of injury to another person or to another pet by the animal(s). Animal(s) must not be tied or kept outdoor, in the hallways or on the balcony or lanais, if applicable.

**13. Move Out.** Before Tenant vacates, Tenant must, at his or her cost, have a professional, licensed and bonded company to "de-flea" the premises before the Tenant vacates and must provide Owner/Manager with proof/receipt of such service. This does not, however, relieve the Tenant from further liability if such cleaning does not satisfactorily clean or repair the premises.

**14. Multiple Residents.** Each resident, tenant, family, or guest must follow all animal rules. Each resident is jointly and severally liable for damages and all other obligations set forth in this Animal Addendum, regardless of ownership.

**TENANT AGREES THAT KEEPING A PET ON THE PREMISES IS A REVOCABLE PRIVILEGE AND NOT A RIGHT.**

<div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <b>Tenant</b>	<div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <b>Tenant</b>	<div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <b>Manager</b>
<div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <b>Date</b>	<div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <b>Date</b>	<div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <b>Date</b>