

Pet Addendum

This addendum will be attached to the lease agreement for _____ where _____ resides as the lessees.

Lessees desire to keep a pet in the apartment they occupy. However, their lease agreement specifically prohibits keeping pets without written permission to have a pet, the lessee agree to the following terms by initializing after each item and signing at the bottom.

1. Lessee agrees to pay a \$300 pet deposit. \$100 is refundable as long as no damage beyond normal wear and tear is done to above-mentioned apartment. This will cover the damage expenses (including carpet cleaning for hair or odor, pest control, and repairs caused by damage from pet) if any upon vacating. Lessee will pay an additional \$25.00 each month as pet rent.
2. Lessee understands that this agreement applies only to the pet described below, and that no other pet may be substituted. Lessee may have only one pet, it must be at least 1 year old, weighs no more than 25 pounds, and have provided vet records of their shots.
3. Lessee agrees to keep pet under control at all times and is strictly liable for any amount of damage or injury caused to any property or person at Pinecrest, including but not limited to litigation costs and attorneys fees.
4. Lessee agrees to adhere to local pet ordinances including leash and licensing laws, and will keep pets leashed but not tethered whenever the pet is outside the home.
5. Lessee will only walk pets in the retention area next to Veteran's Parkway. **Lessee must pick up any droppings immediately.**
6. Lessee will keep pets from being noisy, aggressive, or disturbing anyone at Pinecrest. Lessee will immediately remedy any problems reported to the manager. This includes restraining an unfriendly pet for maintenance workers or management entering the apartment.

If this agreement is in any way violated and/or the pet becomes objectionable, management may demand the immediate removal of the pet without affecting the validity of the lease itself or the lessees' responsibility under it.

Base Rent _____ Pet Rent \$25.00 Total Rent _____

Lessees _____ Date _____

Pet Name _____ Type _____ Age _____ Weight _____

Shots _____ Neutered/Spayed/Declawed _____

Is this pet friendly to strangers? _____