

ADDENDUM TO LEASE PET AGREEMENT

This agreement is entered into this _____ day of _____, 20____, by and between Throneberry Apartments, Landlord and _____, Resident(s) residing in the premises located at _____. In consideration of their mutual promises, Landlord and Residents agree to the following: **DANA DOWNS** - Dogs/Cats: \$500 Fee Required. Limit one pet per apartment. Weight limit of 25 lbs. **GATEWAY/APPLEGATE** - Dogs/Cats: \$350 Fee Required. \$200 fee for second pet. **NO VISITING PETS ALLOWED.** Any pets found are subject to a fine of a minimum of \$500.

A. Pet Fee. No pets are allowed unless the above pet fee has been paid and pet has been inspected and approved by management.

B Description of Pet. The lease covering the premises provides that no pet is permitted on the premises without Landlord's prior written consent. Residents are hereby permitted to have only the following described pet subject to the terms and conditions of this pet agreement.

Name of Pet _____ Type of Animal _____
Breed _____ Color _____ Age _____ Sex _____
Weight _____ License# _____ Date of Last Rabies Shot _____
Name of Pet Owner _____ Apartment # _____

No other animal (including offspring) shall be permitted by Residents on the premises at any time.

No Visiting Pets allowed at any time!

C. Pet Rules. Residents agree to abide by the following rules:

1. Nuisance. The pet may not cause any damage to the premises, or to the grounds or premises of the Landlord. Nor may the pet cause any discomfort, annoyance, or nuisance to any other resident.
2. Sanitary Problems. All dogs and cats must be housebroken. The pet may not be fed or given water, or allowed to urinate or defecate, on any unprotected carpet inside the dwelling unit. Residents shall immediately remove and properly dispose of all pet waste on the grounds.
3. Prohibited Areas. The pet shall not be permitted in the office, pool area, or laundry room. DO NOT walk your pet on the sidewalk or the lawn close to the apartment.
4. Abandonment. Residents may not abandon the pet, leave it for any extended period without food or water, or fail to care for it if it is sick.
5. Compliance with Laws. Residents agree to comply with all applicable governmental laws and regulations.

6. Specific types of pets. The following rules apply to specific types of pets: Rodents, Reptiles, Ferrets, or any other type of Exotic pets are not permitted under any circumstances.

Dogs: Must be kept on a leash at all times they are outside of the dwelling unit, and may not be left unattended.
There is a weight limit not to exceed 25 pounds fully grown.

Cats: Residents must provide and maintain an appropriate litter box, and the cat must be spayed/neutered and declawed (proof must be presented at the time of inspection), and cats are not allowed to roam outside without a leash.

Birds: Birds must remain in cages at all times. Fee \$100

Fish: Fish tanks must not exceed 10 gallons, and must be placed in a safe location in the dwelling unit. Fee \$100

7. Additional rules: Landlord may, from time to time, make reasonable changes or additions to the pet rules set forth in Paragraph C above.

Landlord's Remedies for Violations

1. Removal of pet by Residents. If, in Landlord's sole judgment any rule or provision of this pet agreement is violated by Resident(s) or their guests, Resident shall immediately and permanently remove the pet from the premises upon written request from Landlord.

2. Removal of pet by the Landlord. If, in Landlord's sole judgment, the Residents have abandoned the pet, left it for any extended period without water or food, failed to care for it if sick, or left it unattended in violation of the rules herein, then Landlord may, upon one days written notice left in a conspicuous place, and in accordance with the terms of the lease dealing with entry of the premises, enter the dwelling unit to remove the pet, and turn the pet over to a humane society or local authority. Landlord shall not be liable for loss, harm, sickness, or death of the pet unless due to Landlord's negligence. Landlord has no lien on the pet for any purposes, but Residents shall pay for reasonable care and kenneling charges if the pet is removed in accordance with the terms of this paragraph.

3. Cleaning and Repairs. Residents shall be jointly and severally liable for the entire amount of all damages caused by the pet. If any item cannot be satisfactorily cleaned or repaired, Resident must pay for complete replacement of said item.

4. Injuries. Residents shall be strictly liable for the entire amount of any injury to any person or property caused by the pet, and shall indemnify Landlord for all costs of litigation and attorney's fees resulting from same.

5. Move Out. After Residents vacate the premises, they shall reimburse Landlord the cost of de-fleaing, deodorizing, and shampooing carpet as necessary to protect future Residents from health hazards.

6. Other Remedies. This pet agreement is an addendum to the lease between Landlord and Residents. If any rule or provision of this pet agreement is violated, Landlord shall in addition to the foregone have all rights and remedies set forth in the lease for violations thereof, including but not limited to eviction, damages, and attorney's fees.

Resident _____ Date _____

Resident _____ Date _____

Manager _____ Date _____