PET ADDENDUM

Pets are not permitted unless this addendum is completed and signed by both Tenant(s) and Landlord. If a pet is acquired after completion of this form, Landlord must be notified in writing and payment of the proper deposits must be made. Permission to keep a pet is a privilege, not a right, and as such may be revoked at the sole discretion of Landlord.

PET FEES AND DEPOSITS:

The rent for the Property is increased by $_____ per day (the "Pet Adjustment"), for the duration of the term, regardless of whether the pet remains on the Property. Once the pet is no longer on the Property, Tenant(s) may request in writing that the Pet Adjustment be reduced or eliminated. Landlord, in its sole and absolute discretion, may reduce or eliminate the Pet Adjustment, conditioning such decision on an inspection of the Property and requiring Tenant(s) to make or pay for certain repairs, maintenance or cleaning.

On or before the date the pet enters the Property, Tenant(s) will pay the Landlord an additional Pet Deposit of $_____. The Pet Deposit is in addition to the Deposit provided in the lease, and is made part of the Deposit for all purpose. This Pet Deposit is not refundable before the Lease ends, even if the pet is removed from the Property. Landlord is authorized to retain the entire Pet Deposit and Deposit or a portion thereof, as reimbursement for fumigation, extermination, or any other costs incurred as a result of pet in Property. This is without prejudice to any other remedies which Landlord may have. Any refund of the Deposit, including this Pet Deposit, is governed by the Lease terms.

RULES:

- No pets in excess of ____ pounds will be permitted in the Property at any time;
- There shall be a limit of one (1) pet per leased Property.
- No loud or noisy animals (including barking, jumping, scratching, whining, or any other sound) are permitted, and no animal shall create excessive noise at a level that disturbs neighbors..
- No vicious or dangerous animals are permitted. Tenant(s) must be able to maintain control over the pet at all times.
- Pet shall be RESTRAINED AT ALL TIMES when not within the building. Unsupervised and/or unrestrained animals are strictly prohibited.
- Pets shall not be tethered outside for an extended period of time.
- Pets shall be properly maintained, licensed, and inoculated as required by local, county, or state statute, ordinance, or health code.
- Pets shall display owner identification and current inoculation tags at all times.
- Any odor resulting from any pet is considered a nuisance and is strictly prohibited.
- All food and water bowls must be placed on a protective/plastic floor covering.
- No pet food or water shall be left outside of the Leased Property where it may attract other animals.
- All litter boxes must be placed on a protective/plastic floor covering and maintained in a proper and sanitary condition.
- Used litter will be double bagged and disposed of in the nearest outdoor trash receptacle and NOT disposed of down the toilet regardless of product's claim of "flushability."
- No pet is permitted to urinate or defecate on any unprotected floor.
- Tenant(s) agrees to clean up after the pet immediately and properly dispose of all waste into nearest outdoor trash receptacle.
- No "visiting" or temporary boarding of pets is permitted.
- No pet will be permitted to disturb the health, safety, rights, comfort, quite or peaceful enjoyment of other Tenant(s)s.
- Tenant(s) agrees to notify Landlord of any violation by another Tenant(s) or his/her pet.

Tenant(s) understands that this list is subject to change as deemed necessary by the Landlord.

Tenant(s)s agree that this Agreement applies only to the specific pet described above and that no other pet may be substituted. Tenant(s) understands that any complaint or notice received regarding the pet(s) is considered a

violation of the Lease and may result in immediate removal of the pet(s) and/or Lease termination. Tenant(s)s agree that Landlord reserves the right to revoke permission to keep the pet should the Tenant(s) violate this Addendum.

Tenant(s) further agrees:

A. That any damage to the exterior or interior of the Property, grounds, flooring, walls, trim, finish, tiles, carpeting, or any stains, etc., caused by the pet will be the full financial responsibility of the Tenant(s) and that Tenant(s) agrees to pay all costs involved in the restoration to its original condition. If because of any such stains, etc., said damage is such that it cannot be removed, then Tenant(s) hereby agrees to pay the full expense of replacement.

B. That, if there is reasonable cause to believe an emergency situation exists with respect to the pet, and if efforts to contact the Tenant(s) and emergency caretaker are unsuccessful, the Landlord or the Landlord's agents may contact the local animal control authority and assist its staff in entering the Tenant(s)'s apartment. Examples of an emergency situation include suspected abuse, abandonment, fire or other disaster, or any prolonged disturbance. If it becomes necessary for the pet to be boarded, any and all costs incurred will be the sole responsibility of the Tenant(s).

C. To indemnify, hold harmless, and defend Landlord and/or the Landlord's agents against all liability, judgments, expenses (including attorney's fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by the Tenant(s)'s pet(s). The Pet Deposit shall not be applicable to any obligation of indemnification, judgment, expense, etc.; rather, Tenant(s) shall be fully responsible for any financial obligations arising under this obligation of indemnification.

IDENTIFICATION OF PET: The permission granted herein shall be limited to the pet described as follows.

Type of Pet: _____ Weight: _____
Breed:_____ Neutered: ( ) Yes ( ) No
Color: _____ Declawed: ( ) Yes ( ) No
Sex: _____

DISCLOSURE CONCERNING PETS:
Is the Tenant(s) aware of whether any pets described under this addendum has ever bitten or injured another person? ( ) Yes ( ) No.

If yes, Explain: _____

Is the Tenant(s) aware of whether any pets described under this addendum has any propensity or predisposition to bite or injure someone? ( ) Yes ( ) No.

If yes, Explain: _____

I ACCEPT FINANCIAL RESPONSIBILITY FOR ANY DAMAGES OR INJURY TO PERSONS OR PROPERTY THAT MAY OCCUR BECAUSE OF MY PET. I UNDERSTAND THAT VIOLATIONS OF ANY OF THESE RULES MAY BE GROUNDS FOR REMOVAL OF MY PET AND/OR TERMINATION OF MY TENANCY.

LANDLORD: TENANT(S):

X_____ X_____

X_____

Date: _____ Date: _____