

PET AGREEMENT ADDENDUM TO LEASE DATED _____

In the event of a violation of any of the following terms and conditions, the Lessor shall have the right to immediately cancel this agreement and require the Lessee to immediately remove the pet from the premises. Cancellation of this agreement will not imply a waiver of the Lessee's responsibility for any damages.

Lessee's Name: _____

Address: _____

LESSOR agrees to waive the pet restrictions of the rental agreement/lease provided that the Lessee agree to meet the following terms and conditions:

1. Only the pet/pets listed and described below are authorized under this pet agreement. All other pets are subject to clause 11 of the lease.
2. Lessee agrees to supply a picture of the pet to Lessor.
3. Pet/pets will not cause danger, damage, nuisance, noise, health hazard, or soil the property, premises, grounds, common areas, walks, parking area, landscaping or gardens. Lessee agrees to clean up after the pet(s) and agrees to accept full responsibility and liability for any damage, injury, or actions arising from or caused by Lessee's pets.
4. Lessee agrees to register the pet/pets in accordance with local laws and requirements. Lessee agrees to immunize the pet/pets in accordance with local laws and requirements.
5. Lessee warrants that the pet/pets is housebroken. Lessee warrants that the pet/pets has no history of causing physical harm to persons or property, such as biting, scratching, chewing, etc., and further warrants that the pet/pets has no vicious history or tendencies.
6. The tenant agrees to observe the following regulations:

Dogs and Cats: Must be controlled at all time. Must be kept on a short leash while in common areas or on the grounds. Barking will not be tolerated in that it is considered to be a nuisance to other tenants. Dogs will be kept in a pet crate while Lessee is not in the property. Proper disposal of cat litter (securely bagged) will be done on a frequent basis. Odors arising from cat litter will not be tolerated.

Fish: Aquariums will not leak and will be cleaned regularly to prevent foul water and/or odors.

Other Terms: LESSEE agrees that they are responsible for the cost to repair any and all damage done by pet. This includes but is not limited to carpet/pad replacement, trim replacement, air deodorizing, sheetrock replacement, cabinet replacement, and anything else that may be damaged by keeping a pet on the premises. The determination of damages and costs of repair is at the sole discretion of LESSOR.

Pet Description:

Kind	Type or Breed	Color	Name	Age	Weight

Pet Fee/Deposit: Lessee agrees to pay the following **non-refundable pet fee**..... \$ 250.00
 This fee is in no way a deposit and will not be refunded.
 Lessee agrees to pay the following monthly pet rent..... \$ 25.00
 Lessee agrees to pay an additional security deposit..... \$ 250.00

NOTICE: ANY FEE ABOVE SHALL NOT LIMIT THE LESSEE'S OBLIGATION

LESSOR:

LESSEE:

Jacobs Realty, Inc., Agent for Owner _____

_____ Date _____

_____ Date _____

_____ Date _____

Date _____