

All dogs and cats must wear vaccination tags attached to a collar that is worn at all times. The Tenant will maintain a valid rabies vaccination certificate issued by a licensed veterinarian. It must include the animal's name, description, age, date and type of vaccination.

The Tenant must renew all pet registrations annually, and may be asked to provide a copy of the registration to the Landlord/Management.

Any reptile, fish or pet that is considered a poisonous species is prohibited. The Tenant cannot maintain exotic animals or livestock in the rental home, grounds, or common property.

The breeding of privately owned animals is strictly prohibited. Cats and dogs MUST be neutered/spayed.

Any damage to the leased premises caused by a pet or an aquarium leak must be immediately repaired, cleaned and/or replaced at the Tenant's expense (including but not limited to stained carpets, broken window shades or blinds, and scratched and chewed cabinetry). The Tenant must protect all carpeting from odor, infestation and stain by cleaning annually. The Landlord reserves the right to inspect the Leased Premises periodically in order to assess any possible damages.

Continual reports of excessive animal noise (such as a barking dog or loud bird) will be grounds for the Landlord's withdrawal of permission, after which the Tenant will have to remove the pet(s) from the premises immediately.

A pet rent of **\$ 50 (fifty - dollars)** is due each month with the regular rent. If Tenant fails to pay monthly pet rent, Tenant will incur late fees and will follow the protocol listed in the late charge section of the lease.

When outdoors, all pets must be on a leash and under the control of a mature and responsible individual. Pets may not be tethered or left unattended outside at any time. Pets are barred from any common areas such as the courtyard, laundry room, and the parking lot (with the exception to pass through either the courtyard or parking lot). The Tenant agrees to clean and properly dispose of all pet waste. No excrement is to remain on the grounds.

Pet owners must ensure the proper disposal of a deceased animal according to state and local regulations. Burial of the deceased pet on the property grounds is strictly prohibited.

Additional Pet Addendum rules as followed:

1. Only the pet named in this agreement shall be allowed on the premises. Any other pet on the premises will constitute a violation of this agreement.
2. Tenant agrees to pay for any and all damages caused by the pet. This includes any and all interior walls, floors, fixtures, windows, screens, furnishings, etc., as well as exterior areas including but not limited to parking area, laundry room, landscaping, walkway's etc. This also includes any additional wear and tear that Landlord determines is a result of the pet.
3. Tenants may be asked to pay for repairs at anytime during the term of the lease, not necessarily only when apartment is vacated.
4. Tenant agrees existing security deposit will cover any and all damages. Tenant agrees and understands that he/she will be responsible to cover any additional costs of repairs if the amount of the security deposit is insufficient to cover such costs. Tenant agrees a special fee may be taken from the deposit for treating the apartment for fleas.
5. Tenant agrees to keep control of pet at all times whether inside or outside of dwelling. Tenant agrees not to allow pet to disturb or annoy other tenants in any way whether inside or outside of dwelling. Pets in upstairs apartments will have to take extra care especially in the evenings, as sound carries.
6. Tenant agrees to dispose of pet droppings as soon as possible – and to not allow pets to utilize any part of the property for this purpose.
7. Tenant agrees to keep the pet and premises clean and sanitary at all times.
8. Tenant agrees any pregnant pet will have to find a temporary home – and can return only after offspring are whelped and pet is spayed/neutered.
9. Tenant agrees to feed pet inside of dwelling and not to leave any pet food outside of dwelling.
10. Tenant agrees pet may not enter any other apartment at any time for any reason.
11. Tenant agrees no other pets (even visitors with pets) will be allowed on the property.
12. Tenant agrees that management does not take any responsibility for the pet whatsoever, including if a pet escapes during a maintenance visit or if a pet gets sick from the monthly pest spraying.
13. Tenant agrees to be liable for any and all actions of their pets.
14. Tenant agrees pets must be up to date on all required vaccinations. Proof of vaccinations is required within one (1) business week from date of lease signing.
15. Tenant agrees litter boxes and cages must be cleaned on a regular basis.
16. Tenant agrees management can modify any rules/regulations at anytime with written notice.

17. Management is allowed to amend the in this agreement in writing at anytime, and tenant agrees to accept. In the case management terminates this agreement, tenant will have no more than thirty (30) days to make alternative arrangements and remove the pet from the premises.
18. Tenant agrees that management may terminate this agreement at any time for any reason.
19. Tenant agrees if this agreement is terminated by either party for any reason, any non-refundable pet fee or pet rent will not be returned.

Additional Terms:

- Pet deposit of \$350.00 due at signing. Pet deposit is only refundable upon vacancy less any charges that occurred or were a result of the pet residing at premises.
- Monthly pet rent is non-refundable and cannot be used or applied to any damage costs created by the animal.