



PET ADDENDUM



Except as expressly set forth herein, the Lessee shall not keep or harbor in or about the premises any animals or pets of any kind, including but not limited to dogs, cats, birds and marine animals. However, upon registration and payment of a non-refundable pet fee, the lessee may keep a pet that weighs up to 75 pounds.

Registration and the non-refundable \$200 pet fee is due at the lease signing or as soon as the pet comes into the unit. Additionally, a monthly pet fee of \$10/pet will be charged on the 1st of each month. Lessee is not allowed to temporarily house a pet without registering it. If management discovers an unregistered pet in your unit, Lessee will be charged the \$200 pet fee and a \$200 fine for failing to register, plus future monthly fees.

In the event that a pet or pets are permitted, pursuant to this section, the Lessee agrees to reimburse the Lessor for any primary or secondary damage caused thereby, whether the damage is to the premises or to any common areas used in conjunction with them, and to indemnify the Lessor from any liability to third party, which may result from the Lessee's keeping of such pet or pets. If management receives a reasonable complaint from a neighbor or other resident of if management, in its sole discretion, determines that the animal has disturbed a neighbor or other residents, you must immediately and permanently remove the animal from the premises.

Rules Regarding Pets:

- Pets must be restrained with a leash and accompanied by Lessee at all times when outside of the apartment.
- Pets are not to be left on patios or balconies without the accompaniment of the Lessee.
- If your property has a designated pet area, your pet must use only that area to eliminate waste. You are required to clean up after your pet(s) and properly dispose of the waste at all times. Failure to clean your pet's waste will result in a fine of \$100. The third documentation of this will require you to permanently remove the pet from our property.
- Pets are not allowed in the property laundry rooms or the Management Office at any time.
- Pets should not interfere with neighbors' peaceful enjoyment of the community.

The Lessee shall remove any pet previously permitted under this Addendum within twenty-four (24) hours of written notification from Management if the pet creates a nuisance or disturbance, or is, in the Lessor's opinion, undesirable. If the pet has to be removed pursuant to this section, the Lessor shall not be required to refund the non-refundable pet fee.

ADDRESS: [Address.Street1()] [Address.Street2()]

Do you wish to register a pet?

LESSEE:  \_\_\_\_\_

LESSEE:  \_\_\_\_\_