

## PET ADDENDUM

OWNER: Property Management Services & Solutions, LLC

RESIDENT(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

### DESCRIPTION OF PET(S)

Type \_\_\_\_\_ Size \_\_\_\_\_ Weight \_\_\_\_\_ Color \_\_\_\_\_ Name \_\_\_\_\_

Type \_\_\_\_\_ Size \_\_\_\_\_ Weight \_\_\_\_\_ Color \_\_\_\_\_ Name \_\_\_\_\_

Dogs that shall not be permitted on the premises and are considered vicious are : Pit Bull, Chow, Doberman, Sharpei, Rottweiler, German Shepherd, Akita or any mix of the above breeds.

Other than any pet listed above and approved by the Owner, no other animals of any kind are permitted on the rental premises, (even on a short-term or temporary basis), including dogs, cats, birds, fish, reptiles, or any other animals. The Owner grants to the resident permission to keep the aforementioned pet in the premises subject to the following terms and conditions, and this becomes part of the rental agreement.

Resident(s) agree to pay \$ \_\_\_\_\_ as a non-refundable pet fee prior to taking occupancy.

It is mutually agreed between the parties that the Resident may keep the pet described above.

The pet shall be on a leash or otherwise under Resident's control, and not left unattended, when it is outside the Resident's unit.

The Resident agrees to immediately clean up after their pet, both inside and outside the premises and to dispose of any pet waste promptly and properly.

The Resident agrees to not leave food or water for their pet outside their premises where it may attract other animals.

The Resident agrees to abide by all local, city or state ordinances, licensing and health requirements regarding pets, including vaccinations and other listed concerns.

Pet shall not cause any sort of nuisance or disturbance to neighbors. Noise, day or night, must not disturb others. The Resident agrees to do whatever is necessary to keep their pet from making noise that would cause an annoyance to others and take steps to immediately remedy complaints by neighbors or other Residents made to the Owner or Management.

The Resident agrees to immediately pay for any damage, loss or expense caused by their pet. Any payment not made for such damage or expense will be considered as additional rent due.

Failure to comply with the terms of this addendum shall give the Owner the right to revoke permission to keep the pet, and is also grounds for immediate termination of the rental agreement and the Resident shall be liable for any damages caused by the pet.

RESIDENT(S): \_\_\_\_\_ DATE: \_\_\_\_\_

\_\_\_\_\_ DATE: \_\_\_\_\_

\_\_\_\_\_ DATE: \_\_\_\_\_

OWNER/MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_