

PET AGREEMENT ADDENDUM

DATE _____ APARTMENT ADDRESS _____

LESSEE _____

1. For and in consideration of a Non-refundable fee of \$_____ and additional monthly rental of \$_____, resident(s) are hereby authorized to keep a pet, which is described below, on the premises of the above apartment until the Apartment Lease Contract expires. However, it is specifically understood that this authorization may be terminated sooner should the resident's right of occupancy be lawfully terminated or if any of the rules mentioned below are violated by the resident, resident's family, or guests. Such additional security deposit shall be considered as a general security deposit for any and all purposes, and a refund shall be subject to all of the terms and conditions set forth in the Apartment Lease Contract thereto. The additional security deposit is not refundable prior to the resident's moving from the premises, even if the pet has been removed.

2. The following described pet is ONLY authorized to be kept in the resident's apartment, and no other pet shall be permitted on the premises without the prior approval of Baughman Property Management, LLC.

Type:_____ Color:_____ Weight:_____

Date of Last Rabies Shot:_____ City/License Number: _____

3. Residents shall be liable for the entire amount of all damages caused by such pet and all cleaning and deodorizing required because of such pet. This applies to any and all of the property's premises, including landscaping. If such items are beyond repair, resident must pay for the complete replacement, and payment shall be due immediately upon demand. Resident shall be strictly liable for the entire amount of any injury to the person of others; and resident shall indemnify owner for all costs of litigation, including attorney fees, resulting from such injury.

4. Residents agree to abide by the following rules:

- a. Pet shall be kept on a leash at all times when outside the apartment, and Baughman Property Management, LLC shall have the right to report loose pets to the proper authorities for pick up and charge the resident accordingly.
- b. Resident agrees that the pet will not be allowed to disturb the rights and comforts of other residents within the apartment community.
- c. If pet defecates anywhere within the property boundaries, resident is responsible for immediate removal of waste. Failure to do so constitutes a violation of your Pet Lease Agreement. Dogs and cats must be housebroken and no offspring are allowed.
- d. Notwithstanding any provision herein, residents must comply with local municipal ordinances concerning pets.
- e. Residents permitted to have pets will be subject to periodic housekeeping inspection to insure that the premises are kept in a clean and sanitary manner.

5. A minimum of \$_____ of this additional Security Deposit will automatically be forfeited upon move-out for the purpose of pest control, sanitizing, deodorizing, and shampooing. In the event the Apartment Lease Contract is broken for any reason, no portion of the additional deposit will be returned.

6. Resident acknowledges that no other oral or written agreement exists regarding this Pet Agreement Addendum. This Pet Agreement Addendum shall be considered as an addendum to the Apartment Lease Contract.

7. SPECIAL PROVISIONS _____

RESIDENT _____

MANAGEMENT _____

RESIDENT _____