



Lease Addendum
Pet Agreement

This attachment is to, and shall be made part of that certain Lease Agreement between Tupple County Property Management, LLC (Landlord) and ____ (Tenant) with respect to the Property located at _____.

A. PET AUTHORIZATION AND PET DESCRIPTION:

(1) As stated in the signed Lease Agreement, Tenants may not keep any pet on the Property unless specifically authorized by this agreement. "Pet" includes any animal, whether mammal, reptile, bird, fish, rodent, or insect.

(2) Tenants are hereby authorized to keep the following pet on the Property in accordance with the terms of this Agreement. No other pet shall be permitted on the Premises by Tenant their family members, guests, or visitors. This authorization will terminate automatically with termination of Tenant's right of occupancy, or, at the election of the Landlord in the event of the Tenant's violation of obligations as set forth below.

Type: _____ Breed: _____ Name: _____

Color/Markings: _____ Weight: _____ Age: _____ Gender: _____

Neutered? yes no Declawed? yes no Rabies Shots Current? yes no

Tenants agree to comply with.

B. CONSIDERATION: In consideration for Landlord's authorization for Tenant to keep the pet described in Paragraph A on the Property, the parties agree to the following.

On or before the date Tenant moves into the Property, Tenant will pay Landlord a pet deposit of two-hundred fifty and 00/100ths, (\$250.00) per pet. The pet deposit is separate and in addition to the security deposit listed in the Lease Agreement.

Refund of this pet deposit will be contingent upon terms listed herein as well as in the Lease Agreement regarding Security Deposits.

The monthly rent in the lease is increased by \$50.00, per month. Tenant understands that this increase to the rental amount will be due and payable each month along with the standard rent amount as set forth in the Lease Agreement. If the additional rental amount is not included with the standard rent amount, rent will not be accepted. This additional rent amount is subject to the same terms regarding due date and late payment fees.

Tenant will, upon execution of this agreement, pay Landlord a two-hundred and fifty and 00/100ths (\$250.00) fee, per pet as a one-time, non-refundable payment.

C. PET RULES: Tenant must:

(1) Take all reasonable action to insure that any pet shall not disturb the rights, quiet, comfort and convenience of other persons near the Premises. This prohibition shall apply whether the pet is an inside or outside pet;

(2) Comply with all applicable statutes, ordinances, restrictions, House Rules, all jurisdictional laws and local licensing requirements governing pets;

(3) Immunize their pet(s) in accordance with all local and jurisdictional laws. All shots, including rabies, of any pet will be kept current;

(4) When outside, the pet shall be kept under the direct supervision of the Tenant and remain securely leashed at all times;

(5) Confine any pet other than a dog or cat in appropriate cages at all times;

(6) Promptly remove any pet waste from the Property, including all living areas, garages, storage areas, yards, porches, patios, courtyards, and decks; and

(7) Promptly remove from the Property any offspring of any pet.

D. ACCESS: Tenant must remove or confine any pet at any time that the pet is likely to limit or prohibit Landlord or other persons access to Property as permitted by the Lease Agreement.

E. DISCLOSURE CONCERNING PETS:

Tenant warrants that each and every pet has no vicious history or dangerous tendencies towards any human being or other animal(s) or history of biting, gnawing, mauling, attacking, chewing, or scratching persons or property.

F. TENANT'S LIABILITY:

(1) Tenant is responsible and liable for:

(a) any damage to the Property or any item in the Property caused by any pet;

(b) any personal injuries to any person caused by any pet; and

(c) any damage to any person's property caused by any pet.

(2) Tenant will pay all reasonable costs that are necessary to clean, deodorize, deflea, or repair any part of the Property, including but not limited to the carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances, sod, yard, fences, or landscaping.

G. INDEMNIFICATION: Tenant will protect, defend, indemnify, and hold Landlord, , and Landlord's agents harmless from any damages, costs, attorney's fees, and expenses that are caused by the act of any pet or Tenant.

H. DEFAULT: If, in Landlord's sole discretion, it is determined that the pet has disturbed the rights, comforts or conveniences of other persons in or around the Premises or, if any rule or provision of this Agreement is violated by Tenants, Tenant's family, guests, or invitees, Tenant(s) shall, at Landlord's option, immediately and permanently remove the pet(s) from the Premises. If Tenant fails to comply, Landlord may exercise any and all other remedies allowed by law, including but not limited to eviction.

I. SPECIAL PROVISIONS:

Tenants, Tenant's family, guests, and invitees must abide by all pet rules. Each Tenant shall be jointly and severally liable for any and all damages and other obligations set forth herein, even if said individual is not the owner of record for the pet.

Tenant

Date

Tenant

Date

Tenant

Date

Landlord/Agent

Date