



*Redbud
Estates*

2500 Farm Bureau Rd. #1000
Manhattan, KS 66502

Manufactured Home Community

Pet Addendum to Rental Agreement

This pet addendum is an amendment to the lease dated _____, between

_____ and Pauley Kids Corp. dba Redbud Estates
(Residents) (Property Owner)
covering the premises known as 2500 Farm Bureau Rd. # _____, Manhattan, Ks
66502.

1. Resident has read, understands, and agrees to abide by all applicable policies pertaining to pets. **Resident's Initials:** _____
2. Resident has completed a Pet Application form and has been granted permission by the Owner or authorized agent of the Owner, to keep the pet(s) specified under the following terms and conditions.
 - a. Resident has placed a pet deposit on the home in the amount of one half of a normal month's rent. In addition to the pet deposit resident will pay a pet fee of \$20.00 per month for each pet. There will be a strict limit of two pets per rental home. **Resident's Initials:** _____
 - b. That the pet(s) will be allowed out of the pet owner's unit or yard only under the complete control of a responsible human companion and on a hand-held leash or in a pet carrier at all times. If resident has a fenced area, pet will not be left unattended even in the fenced area. **Resident's Initials:** _____
 - c. That any damage to the exterior or interior of the premises, grounds, flooring, walls, trim finish, tiles, carpeting, odors or any stains, etc. caused by the pet will be the full financial responsibility of the resident. The resident also agrees to pay all costs involved in the restoration to its original condition. If because of such stains, etc. said damage is such that it cannot be removed, then the resident agrees to pay the full cost of replacement. The resident will be charged a \$20.00 fee upon moving out of the home to professionally black light inspect the carpet for residual pet urine. **Resident's Initials:** _____
 - d. That the resident will provide adequate and regular veterinary care, including current vaccinations, and will not leave pets unattended for any undue length of

time. Residents will diligently maintain cleanliness of litter boxes as well as pet sleeping and feeding areas. Residents will prevent pets from engaging in behaviors or creating excessive noise at a level that disturbs the neighbors, including but not limited to, barking, jumping, and running. Residents also agree to keep pet feces in the yard picked up on a daily basis. Resident agrees to keep pet from entering into other resident's yards. **Resident's Initials:**_____

e. That, if there is reasonable cause to believe an emergency situation exists with respect to the pet, and if efforts to contact the resident are unsuccessful, the Owner, or authorized agent of the Owner, may contact the local animal control authority and assist their staff in entering the resident's home. Examples of an emergency situation include suspected abuse, abandonment, fire, or other disaster, or any prolonged disturbance. If it becomes necessary for the pet to be boarded, any and all costs incurred will be the sole responsibility of the resident.

Resident's Initials:_____

f. That the resident agrees to indemnify, hold harmless, and defend Owner and Owner's authorized agents against all liability, judgments, expenses (including attorney's fees), or claims by third parties for any injury, to any person or damage to property of any kind whatsoever caused by the resident's pet(s). **Resident's Initials:**_____

By signing below, all parties agree to abide by the terms set forth in this agreement. The resident understands and agrees that any violation of this agreement may result in termination of the rental agreement, and may cause eviction from the premises.

Redbud Estates
Office Representative

Resident Date

Resident Date