



Pet Addendum

This agreement made this _____ day of _____, 20____ and is to acknowledge that Slann Property Management, LLC (Management) and _____ (Tenant), have signed this Addendum to cover the obligations entailed in keeping a pet on premises. This addendum applies to the lease for the property located at _____. Tenant referenced above agrees to take full responsibility for his/her pet and any damages/ incidents that may occur.

Tenant agrees to abide by the following requirements: animal *must be no more than 100lbs, must be a minimum of 1 year (12 months) old, and must be a common domestic pet. Exotic, vicious, or aggressive breed animals are NOT allowed. No more than two (2) animals per property are permitted.*

#1: Dog ☐ Cat ☐ Breed: _____ Weight: _____ Age: _____

Description (coloring, etc.): _____

#2: Dog ☐ Cat ☐ Breed: _____ Weight: _____ Age: _____

Description (coloring, etc.): _____

Tenant is not permitted to add or substitute any animal for those described above without prior written consent of management. **Any animal that is not registered with Management will be considered in violation of the lease.** Management shall have the right to withdraw consent and demand removal of any previously permitted animal upon the first complaint registered against such animal or upon evidence of injury or damage to person or property caused by the animal.

Fees: Tenant(s) agree to pay the following charges or fees, as indicated, all of which are in addition to those specified in Paragraph 4 and 5 or other provisions of the Rental Agreement.

1. **Fee:** There is a **non-refundable** fee of **\$250.00 per animal**, due prior to animal move-in. Payment of said fee does not constitute liquid damages, and Tenant shall be liable for all damages exceeding normal wear and tear (without regard to whether an animal has been kept in said premises), rents and other sums or charges, which are or will come due under the Rental Agreement.
2. **Additional Charges:** Tenant acknowledges and agrees that the above fee does not constitute liquidated damages and there is no liability limitation to the amount of damages, repairs, pesticide treatments, and cleaning fees which may come due. Tenant is responsible for payment of any replacement of carpeting, flooring, sub-flooring, flea treatment, shampooing, or deodorization that may be required and attributed to having said pet on premises.

If an animal is discovered on the premises without consent and payment of the fee, the tenant shall be assessed and pay an additional \$150.00 in penalty and may also be charged an additional \$10 per day per animal, from the date it is determined the animal was brought into the Dwelling until the date the animal is removed.

Insurance: It is recommended that the Tenant purchase a renter's insurance policy which provides for liability insurance to cover any damages or claims caused by said animal, including but not limited to Tenant's negligence in failing to supervise and control said animal which results in property damage or personal injury to other residents, other occupants, guests, invitees, Management staff or Management's vendors who supply goods and services to the property.

Rules and Regulations:

1. **Respect for Other Residents:** Tenant shall control and prevent animal from excessive barking or other behavior which disrupts or interferes with other resident's quiet enjoyment of the premises. Tenant shall not allow or permit their animal to attack or bite any other person or animal. If an attack occurs, Management reserves the right to require Tenant to remove said animal permanently from property.

2. **Owner Responsibilities:** Tenant shall feed, water, clean, care for and supervise their animal at all times. In the event that Management discovers that said animal appears to be abandoned, neglected, abused, unattended, unsupervised (this includes running free without a leash), or in need of emergency or veterinary treatment, Tenant grants Management the right to take such steps as Management in its discretion deems necessary to protect the animal and delivery of the same to the county animal control department, the Humane Society, a veterinarian, or a temporary or permanent foster home.
3. **Leashes:** Tenant shall maintain their animal on a leash at all times while the animal is outside. Animals are not permitted to run free or unleashed around the property. Tenant shall provide a proper and appropriate cage, bedding, or sleeping pallet suitable and appropriate for particular, taking into consideration the animal's characteristics and temperament.
4. **Collar/Tags:** Animal must display the proper tags and identification to show that they have received proper vaccinations and treatment for rabies and transmittable diseases. Dogs and cats shall have a collar with a tag showing the name, phone number, and address of its owner.
5. **Animal Waste:** Tenant shall be responsible for cleaning up all feces and disposing of the same in a clean and sanitary manner. Tenant shall not allow animal excrement or urine to damage landscaping, flowers, shrubs, or grass.
6. **Tying/Tethering:** Animals shall not be tied or tethered to any portion of the premises, patio/balcony, landscaping, fences or trees.

Management shall have the right to terminate the Tenant's rental agreement or terminate the Tenant's right of possession for any violation of this Addendum.

Tenant Signature (Animal Owner)

Joint Tenant Signature

Joint Tenant Signature

Joint Tenant Signature

Joint Tenant Signature

Joint Tenant Signature

Management: Slann Property Management, LLC

(FOR OFFICE USE ONLY: Fee received: *cash/ck#* _____ on _____ / _____ / _____)