



Pet Addendum

This agreement made this _____ day of _____, _____ 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 dated _____ for the property located at _____ . Although the Lease is joint and several, the 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: *pet must be no more than 100lbs, must be a minimum of 9 months old, and must be a common domestic pet. Exotic, vicious, or aggressive breed animals are NOT allowed. No more than two (2) pets per property are permitted.*

Pet #1: Dog Cat Breed: _____ Weight: _____ Age: _____
Description (coloring, etc.): _____

Pet #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 pet 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. **Pet Fee:** There is a **non-refundable** pet fee of **\$250.00 per pet**, due prior to pet 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 a pet 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 are not a limit on 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 a pet on premises .

If a pet is discovered on the premises without consent and payment of the pet 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 pet, including but not limited to Tenant’s negligence in failing to supervise and control said pet 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.

Pet Rules and Regulations:

1. **Respect for Other Residents:** Tenant shall control and prevent pet 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 pet to attack or bite any other person or pet. If an attack occurs, Management reserves the right to require Tenant to remove said pet permanently from property.

- 2. **Pet Owner Responsibilities:** Tenant shall feed, water, clean, care for and supervise their pet at all times. In the event that Management discovers that said pet 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 pet on a leash at all times while the pet is outside. Pets 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 pet’s characteristics and temperament.
- 4. **Collar/Tags:** Pet 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. **Pet Waste:** Tenant shall be responsible for cleaning up all pet feces and disposing of the same in a clean and sanitary manner. Tenant shall not allow pet excrement or urine to damage landscaping, flowers, shrubs, or grass.
- 6. **Tying/Tethering:** Pets 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. In witness whereof, the parties hereto have subscribed their names the day and year above written.

Tenant Signature (Pet Owner)

Tenant Signature

Tenant Signature

Tenant Signature

Tenant Signature

Tenant Signature

Management: Slann Property Management, LLC

(FOR OFFICE USE ONLY: Pet fee received: *cash/ck#* _____ on ____ / ____ / ____)