



PET POLICY

PET AGREEMENT:

Tenant shall not keep any animal or pet in or around the rental premises without Landlord's prior written approval and a Pet Addendum attached and made a part of the lease agreement. No unauthorized animals may be reside temporarily or permanently on the premises.

PET RESTRICTIONS:

Tenants shall adhere to the following pet restrictions:

1. Pets shall be defined as dogs or cats only; no additional animals shall be permitted.
2. No more than two (2) pets may be kept at the property, one is preferred.
3. The pet's individual weight shall not exceed thirty (30) pounds. Weight shall be calculated based on the estimated full maturity of the breed. In the event there are two pets, the aggregate weight should not exceed forty (40) pounds.

PET FEES AND DEPOSITS:

Tenants shall pay a one-time, non-refundable Pet Fee of \$250.00 prior to the pet's occupancy. The Pet Fee is in addition to the Security Deposit in the lease for the purpose of additional cleaning required for re-leasing of the property. This Pet Fee is not refundable, even if the pet is removed prior to lease end.

PET RULES:

Tenant agrees as follows:

1. To keep the pet from causing any annoyance or discomfort to others and to immediately remedy any complaints concerning the pet;
2. To comply with all applicable statues, ordinances, restrictions, owners' association rules and other enforceable regulations regarding any pet;
3. To ensure shall not create any conflict or disturbance with others and will not threaten any physical harm to anyone;
4. To keep all vaccinations current;
5. To keep the pet under control at all times and confined by fence, leash or cage when outside the home
6. To promptly remove any pet waste from the Property, including all living areas, garages, storage areas, yards, porches, patios, courtyards, decks;
7. To keep the pet from damaging any property belonging to the Landlord or others;
8. To control flea infestation and will exterminate if necessary, and upon demand, in any and all areas affected with full cost to be paid by tenant;

ACCESS:

Tenant must remove or confine any pet at any time that pet is likely to limit or prohibit Lessor or other persons access to Premises as permitted by the lease.

LIABILITY & INSURANCE:

Tenant agrees that Landlord will not be responsible for the injury, harm, or death of the animal, and agrees to hold Landlord harmless for any damages suffered as a result of any harm caused on the animal or by the animal upon another person, guest or employee. Tenant shall be responsible for the entire amount of all damages caused by the pet as well as the entire amount of any injury to individuals or property. Tenant is encouraged to obtain a Pet Liability Policy that can be added as a rider to most renter insurance policies.