**PET ADDENDUM TO LEASE AGREEMENT**

The undersigned agree that this addendum is incorporated in and made a part of the Lease Agreement between **Ford Estates, LLC**, Lessor, and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ dated \_\_\_\_\_\_\_\_\_\_\_\_\_, and that it shall be renewed and shall expire under the same terms and conditions of the Lease Agreement.

**Non-Pet Owners:** By signing below, Lessee is representing that Lessee is a non-pet owner, and is acknowledging that Lessee has read and understands the rules and regulations regarding having pets at the property. In addition, by signing below, Lessee is representing that Lessee understands that Lessee is not permitted to have a pet at the property without first informing management, paying the one-time pet fee, securing the required insurance for pets, and executing a new pet addendum. In the event that Lessee is found to have a pet at the property without satisfying the conditions described above, Lessee will be deemed to be in material breach of the lease agreement and fined $100 dollars.

 Non-Pet Owner’s Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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| **Pet Description:** | Pet’s Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Type:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Color: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Breed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Weight: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Age: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Date of last rabies shot: \_\_\_\_\_\_\_\_\_\_\_\_ Housebroken? \_\_\_\_\_\_\_\_\_\_ |
| **Pet Deposit:** | The sum of **$300** is hereby paid by the Lessee as security against pet damages to their residence, building or on the premises thereof. The Pet Deposit shall be added to the Security Deposit and be subject to all of the other terms and conditions regarding the Security Deposit.  |
| **Additional Fee:** | You must also pay a one-time fee of $N/A for having the pet in the dwelling unit.  |
| **Additional Monthly Rent:** | Your total monthly rent (as stated in the Lease) will be increased by $**25.00**. |
| **Restrictions:** | 1. Only 2 pets will be permitted per property.
2. No pet shall weigh more than 30 pounds at maximum growth.
3. All pets must be twelve (12) months old or older.
4. All pets are to be vaccinated and licensed according to local jurisdiction.
5. A photograph of the pet must be kept in the resident’s file.
6. No “visiting” pets are permitted.
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| **Rules** | 1. The Lessee will be responsible for any damage created by the pet, either in the apartment or any other areas of the building or grounds. Lessor shall not be liable for any damage or injury caused by Lessee’s pet, and Lessee hereby indemnifies and saves Lessor harmless from all claims arising from any damage or injury caused by Lessee’s pet.
2. Lessee will be held financially liable for the cost of ridding the apartment and/or the building of fleas if it is determined that his/her pet is the cause of the problem.
3. Pets must be kept on a leash when walking outside the apartment or on a patio.
4. Pets are not to be left attended while outside or on a patio.
5. Pet houses are not permitted on balconies or patios.
6. Animal Defecation – An owner must not allow an animal to damage or defecate on property outside of the owner’s property. An animal may defecate on public property or the common area of property in which the owner shares an interest if the owner immediately removes and disposes of the feces by a sanitary method. Feces may be picked up in a plastic bag. If this bag is placed inside another plastic bag, it may be put out for disposal in your normal household trash. Penalty for violation - $100.
7. The pet will not be allowed out of the apartment unless it is in the custody of Lessee and on a leash not to exceed five (5) feet in length, if applicable. The pet will not be left outside of unit at any time while unattended.
8. Lessee must provide name, address and phone number of an “emergency contact person” to assume immediate custody of pet in the case of serious illness or death of the pet owner. If no emergency contact exists, or if contact does not assume immediate custody of pet, Management will make arrangements to have the pet removed by local animal shelter personnel. Lessee shall be responsible for all expenses connected with removal of the pet.
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Local Emergency Contact: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Phone Number: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

As a condition of occupancy, Resident agrees to provide a copy of an “Insurance Policy” with minimum liability coverage in the amount of $\_\_\_\_\_\_\_\_\_\_ to cover damage and/or injury caused by pet. This policy must stay in force throughout the term of tenancy. If policy is not maintained in force, pet(s) will immediately be removed from the property.

**Permission**: Lessor grants permission to Lessee to keep the Pet, and no others, on the Premises, subject to the terms and conditions of the Lease and this Addendum. Lessor may revoke permission at any time if Lessee fails to comply with any of the terms of the Addendum or Lease.

**Breach of Pet Addendum**: Upon receiving written notice from Lessor that the pet is deemed undesirable, for whatever reason, if the Lessee should continue to keep the pet in their leased premises, Lessor may determine the lease to be breached. If this occurs, Lessor may require possession of the leased premises and collect damages provided in the Lease and this Pet Addendum.

**Pet Rent:** In addition to the Rent, Lessee shall pay the Pet Rent for each month, or part of a month, that the Pet is on the Premises. The Pet shall be considered to be on the Premises until the Pet is removed, Lessee has Lessor and Agent written notice that the Pet has been removed, Lessor has confirmed the removal by an inspection of the Premises, and all pests have been exterminated. The Pet Rent shall be payable in the same manner as Rent.

**Pet Control**: Lessee shall keep the Pet in accordance will all applicable laws and ordinances, including licensing the Pet, keeping current all applicable shots, and leashing the Pet when outdoors. Lessee shall promptly remove and properly dispose of all pet waste, and shall not curb the Pet on the shrubbery, flowers, or small trees. Lessee shall not permit the Pet to bark, howl, or otherwise emit noises in such a level, frequency, or time as to disturb others. Lessee shall not keep the Pet on the Premises if the Pet is or becomes vicious or threatening, bites or attacks any person or other pet, or otherwise is or becomes a nuisance. Lessee shall provide proper care, food, and shelter for the Pet and not abuse the Pet in any way. No breeding shall be permitted on the Premises.

**Additional Entry Rights**: In addition to Lessor’s rights under the Lease, if Lessor receives any complaint regarding the Pet or otherwise has reason to believe that a violation regarding the Pet has occurred, Lessor and/or Agent may enter the Premises to investigate the possible violation. Lessor and Agent will only enter the Premises under this provision on reasonable notice and at reasonable time unless the circumstances require otherwise, such as in the event of an emergency, Lessee’s absence from the Premises, or Lessee’s attempted evasion of the requirements of the Lease or this Addendum.

This Is A Legally Binding Contract. If Any Of The Terms Are Unclear To You, Seek Competent Advice Before Signing.

By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Lessor Representative Lessee

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Pet Name Rabies Tag #

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Pet Name Rabies Tag #

Photo in File: \_\_\_\_\_\_\_\_\_\_\_