Colony Property Management

Deposit Pd ______
Date ______
Vet Rec. Rcd. ______

PET ADDENDUM

This addendum will be attached to the lease agreement for ________________________________ where ________________________________ resides as the tenants.

Tenants desire to keep a pet in the rental property they occupy. However, their lease agreement specifically prohibits keeping pets without written permission. In exchange for written permission to have a pet, the tenants agree to the following terms by initialing after each item and signing at the bottom.

1. Tenant agrees to pay a pet deposit of $400.00 for one pet and $150.00 for a second pet. This will cover **damage expenses** (including carpet cleaning for hair or odor, pest control, household cleaning, repairs, or unpaid rent) if any upon vacating. Tenant is also responsible for any costs in excess of the deposit if needed. The deposit (less the non-refundable amount of $150.00 and damages if any) will be returned within thirty days of the keys for the unit being turned in.___________

2. Tenant will pay an additional $35.00 for one pet and $15.00 for a second each month as pet rent. ___________

3. Tenant understands that this agreement applies only to the pets described below, and that no other pet may be substituted. Tenant may only have 2 pets; each must be at least 1 year old, weigh less than 35 pounds, and have provided vet records of their shots. ____________

4. Tenant agrees to keep pet under control at all times and is strictly liable for any amount of damage or injury caused to any property or person, including but not limited to litigation costs and attorneys fees. _____________

5. Tenant agrees to adhere to local pet ordinances including leash and licensing laws, and will keep pets leashed, but not tethered, whenever the pet is outside the home. _____________

6. Tenant will only walk pets in pet areas. Tenant must pick up any dropping immediately and dispose of them in the dumpster. _____________

7. Tenant will keep pets from being noisy or aggressive, as to not disturb anyone. Tenant will remedy immediately any problems reported to the manager. This includes restraining an unfriendly pet for maintenance workers or management entering the apartment. _____________

8. Tenant agrees to be responsible for fleas (extermination, damages, etc.) if any. _____________

9. Tenant agrees $150.00 of the pet deposit is non-refundable and will be used to have the carpets professionally cleaned and deodorized upon vacating unit. _____________

If this agreement is in any way violated and or the pet becomes objectionable, management may demand the immediate removal of the pet without affecting the validity of the lease itself or the Tenants responsibility under it.

Base Rent_____________Pet Rent_____________Total Rent Due________________

Tenants ____

____Date________________

Pet name ____________________Type____________Age________Weight __________

Shots?________Neutered/Declawed______________Is the pet friendly to strangers?________________

Pet name ____________________Type____________Age________Weight __________

Shots?________Neutered/Declawed______________Is the pet friendly to strangers? ________________