



PET ADDENDUM

Consent is hereby granted to Tenant(s) to keep the described pet(s) on the leased premises, with the following conditions:

1. **Only pet(s) specifically on this agreement are allowed and such pet must be pre-approved prior to bringing pet on the premises. All dogs must be introduced to management for approval.**
2. All Pet(s) must weigh less than 50 lbs. at all times unless otherwise agreed upon by Management.
3. Restricted breeds (listed below) are allowed, but Tenant must provide proof of liability coverage prior to move-in and Pine Forest Homes must be listed as additionally insured on the policy. Coverage must be maintained as long as the pet resides on the premises. Any lapse in coverage will be an immediate breach of this agreement.
4. In the event any pet(s) have offspring, Tenant(s) will be in immediate breach of this agreement.
5. Pet(s) must be on a leash at all times while outside except in fenced yards. **Pets may not run loose at any time.**
6. Tenant(s) agree to fully indemnify the Landlord, owner or agent for any damages arising out of injury to another person or to another pet by the pet(s).
7. Tenant(s) are responsible for making sure pet noise does not interfere with the rights of enjoyment neighbors, specifically during nighttime. Complaints received will be treated the same as violations directly observed by management.
8. **Tenant(s) are responsible for cleaning up after pet(s) and must do so.** Complaints received from neighbors will be treated the same as violations directly observed by management.
9. Tenant(s) will be responsible for full replacement and/or repair cost of carpet, blinds, flooring or any other items damaged in any way by pet(s). Tenant(s) also will be responsible for the full cost flea treatment, if required because of pet(s).
10. Initial Pet Fee(s), if applicable, are to be paid by Tenant(s) before move-in and are non-refundable.
11. Monthly Pet Rent, if applicable, is to be paid by Tenant(s) and shall be characterized as additional rent due and owing.
12. The additional security deposit, if applicable, may be used by Landlord to pay for any pet damage or for any other amounts due and owing under the terms of the lease agreement whether pet related or not upon Tenant(s) vacating the premises.

Restricted Breeds: American Bull Dogs, Bull Terriers, Staffordshire Terriers, Pit Bulls, Rottweilers, Dobermans, Chows, Akitas, Boxers, German Shepherds and Huskies. Any partial breeds may be deemed restricted at the management's discretion.

Tenant(s) agree that approval or denial of all pets(s) is at the sole discretion of landlord or agent. Landlord or agent reserves the right to withdraw consent at any time by giving the Tenant(s) 7 days' written notice to remove pet(s) from the premises for any reason including but not limited to noise, barking, disturbances, damage, threatening behavior towards other tenants(s) or employees of owner or agent. In the event the pet(s) are not removed after notice, Tenant(s) will be subject to eviction. Tenant(s) agree that keeping a pet on the premises is a revocable privilege and not a right.

Description of Pet(s) and Fees to Be Paid By Tenant(s)

Pet's Name	Type (i.e. Cat/Dog)	Breed (i.e. Tabby/Lab)	Color	Weight (Approx)	Initial Pet Fee	Monthly Pet Rent	Additional Deposit
				lbs	\$	\$	\$
				lbs	\$	\$	\$
				lbs	\$	\$	\$
Total Amounts Due:					\$	\$	\$

Address: _____

Tenant(s)' Signatures: _____

Date _____

Property Manager (or Agent): _____

Date _____
