



PET POLICY

YOU MUST EMAIL US A PICTURE OF YOUR PET(S) BEFORE THE LEASE CAN BE APPROVED

The following dog breeds, full breed or mixed breeds are not permitted: Doberman, German Shepard, Pit Bull, Rottweiler, or any dog known to have a vicious tendencies or known to have previously bitten someone is not permitted. Any dog or cat under 6 months in age is not permitted. No more than 2 pets per household will be allowed. Pets must be walked on a leash at all times, and never be left out doors unattended (unless property has fenced yard).

PET ADDENDUM

This is an Addendum to the Lease dated _____ by and between Real Living Home Realty Group, Agent for the Owner, hereinafter known as "Agent", and _____ hereinafter known as "Tenant: for the premises known as _____.

1. The pet is a full-grown _____ (breed), (dog/cat, male/female), color is _____, age is approximately _____ years, and weighing approximately _____ pounds.
2. The Pet's Name is: _____
3. Said pet has been properly licensed and inoculated for rabies and other usual inoculations for the type of animal.
4. Said pet has been neutered and spayed.
5. Permission to keep a pet is restricted to the particular animal/pet described above, and does not extend to any other animal whatsoever. Tenant agrees that Agent may terminate Tenant's occupancy rights in the premises upon 3 days notice to quit if Tenant harbors any pet, including any visiting pet, for any duration that is either not expressly approved in writing by agent or that is not covered by a written Pet Addendum. Tenant agrees to pay \$500 inspection fee plus \$50 per day for any unauthorized pet on the premises until the pet is removed. Tenant states that the said pet will not disturb or pose threat or danger to any persons and will not damage any portion of the Property. If in the sole and absolute judgment of the Agent, that if the pet disturbs or poses a threat to any of the other persons, the Tenant agrees upon 10 days written notice to permanently remove said pet from the Property. If after receiving notice pursuant to this paragraph, Tenant fails to remove any pet, Agent may



terminate Tenant’s occupancy rights upon 3 days notice to quit. In any action by Agent to enforce this Pet Addendum, Tenant will bear the burden of proof regarding any pet’s status or removal.

6. Tenant further agrees that Tenant will promptly pay for any damage done to any of the property, including replacement of grass with new sod by said pet or any pet harbored on property by resident, and further agrees to indemnify and hold Agent and Owner harmless from any claim, loss, expense, cost or damage, including reasonable attorney’s fees by reason of the said pet being on the property.

7. Tenant agrees to clean up all pet waste immediately. Tenant agrees to all extermination of pests.

8. Tenant agrees to pay an additional \$500 security deposit for each pet. Tenant understands that there will be a \$50 fee charged for each incident for any city or county violations, HOA violations, etc. that are reported to Agent or Tenant and associated with said pet.

Tenant Print

Tenant Sign

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Property Manager Print

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