

ADDENDUM A

PET AGREEMENT ADDENDUM

This addendum, by reference, is made a part of the RENTAL AGREEMENT for that certain address NO. _____ located at _____ state of Kentucky. This addendum shall be considered as permission by Owner/Management to Resident to keep a pet, limited to and as described hereunder. The Parties, as signed hereafter and as provided by the Rental Lease, convenient as follows:

1. Resident will not keep any pet for breeding purposes.
2. Resident agrees to supply Owner's management office, prior to pet taking occupancy, proof of the following: (1) Appropriate shots for pet (2) Veterinary inspection (3) Proper animal tags and licenses (4) Spaying or neutering of dog and cats
3. Resident shall be responsible for any and all damages to the residence or common areas as a result of the keeping of said pet.
4. The owner/management shall be entitled at its option, to require an additional pet fee. Resident agrees to pay \$ 300.00 for the 1st pet and \$200 for the 2nd Pet prior to taking occupancy or obtaining a pet. This fee does not limit the Resident's liability and the Resident agrees to pay all costs associated with any damage or cleaning charges created by their pet. **The non refundable pet fee does not apply towards any damages; it is a fee and is not a deposit** Such additional costs include, but not limited to, the replacement costs for installing carpets, drapes, padding, woodwork, screens, doors and landscaping to the property caused by destruction or bodily elimination. The resident is solely responsible for inspecting the premises prior to taking occupancy to report any damage from prior Residents.
5. Resident agrees to keep such pet quite as to not to disturb other residents. No pet shall be allowed to become a nuisance such as causing personal injury or property damage due to unruly behavior or pets that make noise continuously and/or incessantly for a period as to cause a disturbance of any person at any time of day and night. Pet will not be unattended for more than 9 hours at a time.
6. Proper cleaning up of all pet waste is to be performed by resident immediately so as to maintain a clean and healthy living environment. Pet waste should always be bagged and placed in appropriate pet containers. Violations of this guideline will result in a \$25 fine for the 1st offense, \$50 fine for the 2nd offense, removal owners privileges to keep the pet on the premises for the 3rd offense.
7. Resident agrees to prevent pet from running freely upon the grounds of said property and to keep pet on a leash when walking in the community.
8. Resident agrees not to attach, tie or restrain pet to trees, banisters, balconies/patio poles or automobiles, etc.
9. Pet rent in the amount of \$ _____ will hereby be made payable on the first day of each month in the accordance with Resident's Lease agreement. **The monthly pet rent does not apply towards any damages; it is a fee and is not a deposit.**
10. Owner/Management reserves the right to perform periodic inspections of Resident's unit. Resident will be notified of inspection in accordance with his/her lease agreement.

11. The following breeds, and any pet sharing a bloodline (mixed) with the following breeds are strictly prohibited:

American Pit Bull	Staffordshire Terrier	American Bulldog	Amy Mastiff Breed
Doberman Pinscher	Rottweiler	Chow Chow	Amstaff Bulldog
Great Dane	Presa Canario	Akita	Wolf Hybrid
Alaskan Malmute	German Shepherd	Siberian Husky	

12. All Residents on attached lease shall indemnify, hold harmless, the Owner, and agents against all loss or liability, judgments, expense (including attorney's fees), or claims by third parties for any injury to any persons or damage of any kind whatsoever caused from Resident pet(s), service or emotional support animals.

13. Should a non-approved or unaccounted for pet be discovered, whether permanent, temporary, or visiting, the resident is subject to an immediate \$600.00 penalty fee, per pet.

_____ **I do not have a pet at this time** _____ **I do have a pet (s) and the description of that pet (s) is listed below:**

Description of Pet

Type of pet _____ Name _____ Age _____ Size _____ Color _____ Breed _____
(cat, dog, bird, etc.)

Type of pet _____ Name _____ Age _____ Size _____ Color _____ Breed _____
(cat, dog, bird, etc.)

Licensed # _____ Veterinarian # _____ Insurance Agency #: _____ (Attach Renters Insurance Cert.)

1. Resident has received a copy of this pet agreement and agrees to abide by Management's pet policies.
2. Resident understands that if he/she chooses to have a pet at a later date, he/she must obtain written consent from the management, sign a pet agreement, and pay all applicable fees prior.
3. Resident agrees that NO PET shall be kept in, on, or about the premises for any duration without the expressed prior consent of management, this includes the temporary care of someone else's pet.

RESIDENT

DATE

RESIDENT

DATE

OWNER (By its Property Manager)

DATE