

## STILL WATERS RENTAL AGREEMENT PET ADDENDUM

This Pet Addendum is attached to and is incorporated into the Still Waters Rental Agreement (the "**Agreement**") dated \_\_\_\_\_ by reference. The Pet Addendum is effective as of the date of execution and receipt by Owner. Tenant(s) desires to keep the following described pet:

Type: \_\_\_\_\_

Breed: \_\_\_\_\_

Name: \_\_\_\_\_

Weight: \_\_\_\_\_

in the dwelling during occupancy under the Agreement. This Pet Addendum specifically prohibits keeping a pet without the Owner's permission, Tenant(s) agrees to the following terms and conditions:

- 1) Tenant(s) agrees that he or she is responsible for the care and maintenance of the above described pet, and agrees to keep the pet under their control at all times. The tenant agrees that the Owner or Management are not liable for any incident that may result in injury or death to the pet.
- 2) Tenant(s) agrees that he or she is solely responsible for the behavior of the above described pet, and agrees to accept all liability for the above described pet. This liability includes, but is not limited to, any act of aggression, physical harm, injury or damage to an individual or real and personal property.
- 3) Tenant(s) agrees to adhere to local ordinances, including leash and licensing requirements during occupancy under the Agreement. Tenant(s) agrees to keep pet restrained, but not tethered, when it is outside the dwelling on the property.
- 4) Tenant(s) agrees not to leave the pet unattended for unreasonable periods of time throughout the term of occupancy under the Agreement.
- 5) Tenant(s) agrees to clean up after the pet and dispose of the pet's waste properly throughout the term of occupancy under the Agreement.
- 6) Tenant(s) agrees not to leave food or water for the pet or any other animal outside the dwelling.
- 7) Tenant(s) agrees to keep the pet from being unnecessarily noisy or aggressive and causing any annoyance or discomfort to others and will remedy immediately any complaints reported by the Owner or Manager.

8) Upon request of Management or Owner, Tenant(s) agrees to provide a copy of the pet's identification tag, which the pet is required to wear at all times throughout the term of occupancy under the Agreement.

9) Tenant(s) further agrees to an additional charge of One Hundred Dollars (**\$100.00**) to the rental fee for the first pet and an additional charge of Twenty Five Dollars (**\$25.00**) for each additional pet. The pet fee is a one-time, non-refundable fee. The pet fee is for cleaning expenses associated with having a pet on the premises. Any damage, loss, or expense caused by the pet will be charged against the Owner's security deposit. If the security deposit is insufficient to cover the total cost of the damage or loss, the owner will be required to pay for any additional expenses immediately upon demand caused by the pet(s) to the dwelling or any of its contents.

10) Tenant(s) agrees that this Agreement applies only to the specific pet(s) described above and that no other pet(s) may be substituted. Upon request of Management or the Property Owner, Tenant(s) agree to provide a picture of the pet prior to the term of occupancy under the Agreement.

11) Tenant(s) agrees that the Owner(s) reserves the right to revoke permission to keep the pet(s) on the premises at any time prior to the commencement of the term of occupancy under the Agreement.

12) Any unauthorized pets on the premises is justification for the termination of the Tenant's Agreement. Any sums paid will be forfeited and retained by Owner. Any animal not registered under this Pet Addendum will be presumed to be stray, and at the option of the Owner or Manager, local law enforcement will be requested to remediate the property of any stray animal(s).

Tenant \_\_\_\_\_

Dated: \_\_\_\_\_

Tenant \_\_\_\_\_

Dated: \_\_\_\_\_