



PET ADDENDUM TO LEASE

This addendum dated below is made a part of the Lease Agreement between McCreary Realty Management, Inc. ("Management"), and _____ ("Lessee"), for the premises known as _____.

WE WANT TO MAKE SURE YOU UNDERSTAND THE POLICIES REGARDING PETS AT YOUR PROPERTY.

Please note: The below listed dogs are not allowed under ANY circumstances. Initial(s) _____ Pit Bull, American Staffordshire Terrier, Staffordshire Bull Terrier, Chow, Doberman Pinscher, Rottweiler, Perro de Presa Canarios, any Wolf Hybrid, or any mix of these breeds.

Breed restrictions are not solely based on the above list. Management reserves the right to modify the above list or restrict any and all animals and animal breeds at any time.

Pets are not allowed without a signed pet permission agreement from Management. It is hereby agreed between Management and Lessee that Management will allow Tenant to have the pet(s) described below in the designated premises set forth above under the terms and conditions set forth herein. The permission granted in this addendum is limited to the pet(s) described below. Lessee may have _____ pet(s) in the designated premises set forth above under the following agreed terms and conditions:

Type of Pet: _____ Breed: _____ Color: _____ Age: _____ Sex: _____
Type of Pet: _____ Breed: _____ Color: _____ Age: _____ Sex: _____

Lessee agrees to furnish the Owners with a picture of their pet(s).

- 1. Pet Deposit & Damage: Lessee must pay Management a refundable pet security deposit in the amount of \$ _____ per pet. The refundable pet security deposit will be refunded should no damage to either the house or its furnishings result from the keeping of the pet and all other amounts due under the lease are paid. Lessee will pay costs of repairing damages exceeding the amount of the refundable deposit immediately. Repair of damaged property will be considered restoration to original condition. All carpeting has been checked for pet urine and damage before our move-in. Detection devices will check all carpeting when you move out. If there is pet urine in the carpet, or damage, it will show up and we will bill Lessee for replacement of the carpet and padding, if it cannot be cleaned or treated satisfactorily. Lessee accepts full financial responsibility for the amount of any damages or injury to persons or property that are caused by the pet(s) described above.
2. Puppies/Kittens: Puppies or kittens are allowed only at Management's sole discretion with additional deposit above the normal pet deposit. Animals are considered puppies or kittens when their age is less than 3 years.
3. Occupancy: Lessee agrees not to leave their pet unattended for unreasonable periods. Lessee agrees not to leave food or water for their pet or any other animal outside their dwelling where it may attract other animals. It is strongly recommended that all dogs be crated/caged/kenned while Lessee & occupants are away from the house for any time. Lessee is not to lock or block pet into any single room in the property.
4. No other animals: Only dogs, cats, birds, and fish are allowed. NO REPTILES, AMPHIBIANS, DANGEROUS, HARMFUL OR POISONOUS ANIMALS ARE ALLOWED. Tenant agrees that no additional or different pets will occupy the premises, even temporarily.
5. Leash & Control: Lessee agrees to abide by all local laws & ordinances, including leash, licensing & vaccination requirements. Pets must not be allowed to run loose. Dogs and cats must be on a leash held by a person at all times when they are outside of the house. Birds must remain caged at all times.
6. Tether/Cable Run: County Ordinances do not allow the use of tethers, cables, chains or cable runs tied to a stationary object. Do not tie your pet up outside.
7. Pet Droppings: Lessee must walk the pet(s) in the yard of the property. When the pet(s) leaves droppings, Lessee is expected to immediately clean them up. Failure to do so may result in a fee that may be deducted from the refundable pet security deposit. In addition, Lessee would be in violation of County Ordinances for not immediately removing droppings and disposing of them properly and be subject to fines.
8. Removal: It is further understood and agreed that Lessee will permanently remove the pet(s) from the premises for the balance of the lease should it be necessary because of any noises, barking, damages to the house or property, or any complaints from any others regarding nuisance caused by the pet(s), at Management's absolute sole discretion. The refundable pet security deposit shall be forfeited in such event of removal.
9. Fleas & Ticks: Lessee agrees to have the Property treated for ticks and fleas by a professional exterminator upon termination of this Agreement (regardless of non-refundable pet deposit), proof to be provided for return of security deposit.

Lessee agrees to release, indemnify, hold harmless, and defend Management and all of Management's employees and any vendor/contractors against all liability, judgments, expense (including attorneys fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by Lessee's pet(s).

LESSEE _____ DATE

BY: _____
McCREARY REALTY MANAGEMENT, INC., AGENT

LESSEE _____ DATE