## PET ADDENDUM

PET ADDENDUM TO LEASE BETWEEN TnT Flinchum Property Management Corp., AND

Dated PROPERTY A	ADDRESS:	VEETV TITT TIMENO.	in Froperty Management	Colp., And		·			
In order to al conditions.	low the resident(s) to	keep and maintain	a pet in the residence	e, the resident agree	es to fully and faith	nfully comply with the following			
			to \$		e				
			to \$						
	onth's proration char onal pet deposit of \$		to \$						
ridari			_						
1. 2.	Resident(s) will need to provide a recent photograph of pet(s) for us to maintain in their file prior to our signing this document and a letter from a veterinarian on their letterhead or our Veterinarian Verification Form must be provided stating pet will not exceed weight limit at full growth. At time of occupancy the resident(s) agrees with one of the following:								
	<b>OPTION #1</b> ☐ For Pet #1 Resident(s) will place with management a pet damage deposit of \$250.00 per pet. The pet deposit will not be used during residency but will be held to be applied to any damages upon vacancy. An additional \$35.00 per month/per pet rental fee will be charged.								
	□ For Pet #2 Resident(s) will place with management a pet damage deposit of \$150.00. The pet deposit will not be used during residency but will be held to be applied to any damages upon vacancy. An additional \$15.00 per month per rental fee will be charged.  OPTION #2  □ For Pet #1 An additional \$45.00 per month pet rental fee will be charged.								
	☐ For Pet #2 An additional \$20.00 per month pet rental fee will be charged.								
3.	Pet will not exceed FORTY (40) pounds total weight at full growth.								
4.	Pet will not be tied, cha circumstances are pets			outside buildings, or	in common areas. T	The resident agrees that under no			
5.	The resident agrees to control the pet and will not permit any offensive odors to develop inside or outside of the residence. The resident(s) will be responsible for cleaning up pet wastes; failure to do so will result in a fee. This fee will be deducted from the pet deposit, and the resident(s) will have twenty-one (21) days to replenish the deposit or remove the pet from the premises.								
6.	Pet must be crated or removed from the property for showings or you must be present. If this is not done, your authorization to have the pet may be rescinded.								
7.	If in the opinion of the property manager, the pet becomes a nuisance, the pet will need to be removed from the community. Refusal to remove the pet from the premises may result in eviction.								
8.	Pets must be inoculated and licensed in accordance with local ordinances within 7 days of occupancy. The resident(s) agrees to bear the full responsibility for any and all damages or injures to others that might be caused by the pet.								
9.	If you choose not to bring pet or if the pet is removed from the residence, the pet deposit will not be refunded until the premises have been vacated at lease expiration and rent will remain the same through the current lease.								
10. Resident agrees to have entire unit fumigated professionally for fleas and odors upon vacating and will provide TNT with paid receipt from a licensed exterminator or TNT will have unit fumigated and deduct charge from resident's Security Deposit.									
#1 PET TYPE:	BREED	COLOR	LBS	NAME	AGE				
#2 PET TYPE:	BREED	COLOR	LBS	NAME	AGE				
pet is subject to unauthorized pro		er pet/per month fee, for termination of the le	the pet must be removed, arease.			tand that the unauthorized presence of a ed at resident(s) expense. Also, the			
Resident Signate	ire	Date	Resident Signature		Date				
Resident Signate	ure	Date	Resident Signature		Date				
Management		Date							

## DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

## **LEAD WARNING STATEMENT**

Management

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a Federally approved pamphlet on lead poisoning prevention.

(A) Presence of	•	lead-based paint haza	rds (check one below):	
			are present in the housin	g
(explain):		•	·	J
■ Lessor has no housing.	knowledge of lead-b	ased paint and/or lead	-based paint hazards in th	e
(B) Records and	l reports available to	the lessor (check one	below):	
		all available records p the housing (list docu	ertaining to lead-based pa ments below):	int –
Lessor has no hazards in the	· ·	ertaining to lead-based	paint and/or lead-based	– paint
LESSEE'S ACKNOWLE	DGEMENT (INITIAL)			
(C) Lessee has r	eceived copies of all	information listed abo	ve.	
(D) Lessee has i	eceived the pamphl	et Protect Your Family	from Lead in Your Home	
AGENT'S ACKNOWLE	E <b>DGEMENT</b> (INITIAL)			
		f the lessor's obligatior y to ensure compliance	s under 42 U.S.C. 4582(d)	and
CERTIFICATION OF A	CCURACY			
0.		information above and d by the signatory is tr	certify , to the best of the ue and accurate.	ir.
Resident	Date	Resident	Date	
Resident	Date	Resident	Date	

Date