

# PET ADDENDUM

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

Dated \_\_\_\_\_.

PROPERTY ADDRESS: \_\_\_\_\_

In order to allow the resident(s) to keep and maintain a pet in the residence, the resident agrees to fully and faithfully comply with the following conditions.

Monthly rental payment changed from \$ \_\_\_\_\_ to \$ \_\_\_\_\_ ; effective \_\_\_\_\_.

First month's proration changed from \$ \_\_\_\_\_ to \$ \_\_\_\_\_

Last month's proration changed from \$ \_\_\_\_\_ to \$ \_\_\_\_\_

Additional pet deposit of \$ \_\_\_\_\_ is required. Total Term Rent \$ \_\_\_\_\_

1. 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.
2. At time of occupancy the resident(s) agrees with one of the following:

**OPTION #1**

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, chained or left unattended on patios, balconies, outside buildings, or in common areas. The resident agrees that under no circumstances are pets allowed to run loose.
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 injuries 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.
11. Specifically, prohibited breeds: The following specific breeds of dogs are not permitted: Bull Mastiffs, Bull Terriers, Chow Chows, Doberman Pinschers, German Shepherds, Huskies, Malamutes, Pit Bulls (aka American Staffordshire Terriers, Staffordshire Bull Terriers or American Pit Bull Terriers), Rhodesian Ridgebacks or Rottweilers.

#1 PET TYPE: \_\_\_\_\_ BREED \_\_\_\_\_ COLOR \_\_\_\_\_ LBS. \_\_\_\_\_ NAME \_\_\_\_\_ AGE \_\_\_\_\_

#2 PET TYPE: \_\_\_\_\_ BREED \_\_\_\_\_ COLOR \_\_\_\_\_ LBS. \_\_\_\_\_ NAME \_\_\_\_\_ AGE \_\_\_\_\_

**NO PET:** The undersigned do hereby state that no pets will be present at the property **visiting or otherwise, indoor or out**, and understand that the unauthorized presence of a pet is subject to a **non-refundable \$250 per pet/per month fee**, the pet must be removed, an inspection made, and professionally fumigated at resident(s) expense, this can be charged if the pet is seen on the property or there is evidence of a pet having been on the property. Also, the unauthorized presence of a pet is grounds for termination of the lease.

The undersigned understand that they live in a **NO PET** property.

\_\_\_\_\_  
Resident Signature Date

\_\_\_\_\_  
Resident Signature Date

\_\_\_\_\_  
Resident Signature Date

\_\_\_\_\_  
Resident Signature Date

\_\_\_\_\_  
Management Date

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

**LEAD WARNING STATEMENT**

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.

**LESSOR'S DISCLOSURE (INITIAL)**

\_\_\_\_ (A) Presence of lead-based paint or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): \_\_\_\_\_

Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

\_\_\_\_ (B) Records and reports available to the lessor (check one below):

Lessor has provided the lessee with all available records pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below): \_\_\_\_\_

Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**LESSEE'S ACKNOWLEDGEMENT (INITIAL)**

\_\_\_\_ (C) Lessee has received copies of all information listed above.

(D) Lessee has received the pamphlet Protect Your Family from Lead in Your Home

**AGENT'S ACKNOWLEDGEMENT (INITIAL)**

(E) Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4582(d) and is aware of his/her responsibility to ensure compliance.

**CERTIFICATION OF ACCURACY**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

\_\_\_\_\_  
Resident Date

\_\_\_\_\_  
Resident Date

\_\_\_\_\_  
Resident Date

\_\_\_\_\_  
Resident Date

\_\_\_\_\_  
Management Date