

PET ADDENDUM

PET ADDENDUM TO LEASE BETWEEN TnT Flinchum Property Management Corp., AND. [Click or tap here to enter text.](#) Dated.

PROPERTY ADDRESS: [Click or tap here to enter text.](#)

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. New 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. The rules of this Pet Addendum also apply to service animal/emotional support animals except for the pet rent.
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 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.
4. 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 billed back to the Residents directly and must be paid within the time allowed.
5. 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 If this is not done, your authorization to have the pet may be rescinded.
6. 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.
7. 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.
8. 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.
9. 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

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 \$400.00 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