

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) agrees to keep their PetScreening.com profile(s) up-to-date. If Resident(s) fail to keep their PetScreening.com profile(s) up-to-date, the pet will be declared a "nuisance" and must be removed. Resident(s) will also be ineligible for any lease renewals until their PetScreening.com profile(s) are updated.
2. At time of occupancy the resident(s) agrees with one of the following:
 - For Pet #1 Resident(s) will place with management a refundable pet damage deposit of \$_. The pet deposit will not be used during residency but will be held to be applied to any damages upon vacancy. An additional \$_ per month/per pet rental fee will be charged.
 - For Pet #2 Resident(s) will place with management a refundable pet damage deposit of \$_. The pet deposit will not be used during residency but will be held to be applied to any damages upon vacancy. An additional \$_ per month per 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. If Resident(s) is not home during showings and/or when maintenance is being performed in the residence, pet must be crated or removed from the property while showing/maintenance is taking place. If this is not done, authorization to have the pet may be rescinded and a reschedule fee may be charged.
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		

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		