



Guardian Property Management

ADDENDUM #3 TO RESIDENTIAL RENTAL CONTRACT

PET AGREEMENT

This Addendum is attached to and a part of the Residential Rental Contract dated _____ between _____ (hereafter referred to as "Owner"), through Guardian Property Management (hereafter referred to as "Agent"), and _____ (hereafter referred to as "Tenant") of the real property commonly known as _____ hereby agree to the following:

Pets Permitted

Pets Not Permitted

A. _____ The Tenant acknowledges that the Owner of this property will not allow any pet(s) on the property at any time during the lease. There will be a \$500.00 fine for any pet(s) found on the premises without permission from the Owner or Agent. This fine is payable immediately and the pet(s) will be removed immediately.

B. _____ The Tenant has no pet(s) at this time. The Tenant acknowledges that the Owner will allow pet(s). If the Tenant decides to get a pet(s) at a later date, the Tenant will notify the Agent immediately for approval and within 30 days pay the required Pet Fee. The Residential Rental Contract will be modified to document this change. The Tenant understands that permission for the pet(s) from the Agent is required before a pet(s) is allowed on the property.

C. _____ The Tenant agrees to the following terms and conditions:

1. All pets are accepted at the sole discretion of the Owner and the Agent. A letter from a veterinarian certifying the weight, breed, and approximate age may be required prior to final approval.

2. All homes that allow pet(s), indoor or out, must be professionally treated for fleas at the Tenant's expense upon move out and a receipt provided to the Agent. Tenant also agrees to treat for fleas as necessary during the tenancy.

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3. Payment of a Pet Fee of \$200.00 is required for the first pet. The fee for each additional pet will be \$100.00. Pet Fees are non-refundable. Tenant acknowledges that the amount of the Pet Fee is reasonable.

4. Only the pet(s) listed and described below are authorized under this agreement. Additional or other pet(s) must be approved by the Agent before they are allowed on the property. This includes pet sitting, visitors, or guests with pet(s) regardless of length of stay.

5. Pet(s) will not cause: danger, damage, nuisance, noise, health hazard, or soil the unit, premises, grounds, common areas, walks, parking areas, landscaping or gardens. Tenant agrees to clean up after pet(s) and agrees to accept full responsibility and liability for any damage, injury, or actions arising from or caused by pet(s). Tenant must remove any pet(s) from the premises, even if previously permitted, if in Agent's opinion the pet(s) constitutes a nuisance or creates a disturbance or is otherwise undesirable.

6. Tenant agrees to register the pet(s) in accordance with local laws and requirements. Tenant agrees to immunize the pet(s) in accordance with local laws and requirements.

7. The Pet Application completed by Tenant is attached hereto and made a part of this Pet Agreement. Tenant acknowledges and understands that a decision to permit Tenant to keep the pet listed and described below is based in substantial part on the accuracy and truthfulness of Tenant's answers to the questions on the Pet Application, and Tenant represents and warrants that said answers are true and accurate.

8. Dogs and cats must be controlled at all times and must be kept on a short leash while in common areas. Excessive barking is considered a nuisance and will not be tolerated. Proper disposal of cat litter, securely bagged, will be done on a frequent basis. Odors arising from cat litter will not be tolerated.

9. Birds will be properly caged. Seeds and droppings will be shielded or caught to prevent accumulation and/or damage to carpeting/floors.

10. Aquariums will not leak and will be cleaned regularly to prevent foul water and/or odors.

11. If the pet(s) is/are a dog(s), Tenant understands and acknowledges that as a condition of having such dog(s), Tenant will be required to purchase and maintain a renters' insurance policy as per the Rental Contract, and that such insurance shall provide coverage for any injury to person or damage to property caused by any such dog(s).

12. Tenant agrees to indemnify and hold Landlord and Agent harmless from any liability to third parties which may result from Tenant's keeping of any pet.

Other Terms: _____

Pet Description: Kind, Breed, Color, Name, Age, Weight

Pet Fee (non-refundable) \$ _____

Tenant _____ Date _____

Tenant _____ Date _____

Agent _____ Date _____