



PET ADDENDUM

(Becomes a part of Lease Agreement)

Date: _____
(when form filled out)

PLEASE NOTE: Pets are a serious responsibility and risk for each resident in the dwelling. If not properly controlled and cared for, pets can disturb the rights of others and cause damages running into many hundreds of dollars for which residents may be held liable.

1. DWELLING UNIT DESCRIPTION

Apt. No. _____ Apartment Community _____ Street Address if house, duplex, etc. _____

LEASE DESCRIPTION

Date of Lease _____ Owner/Lessor _____
Residents (List all residents) _____
Such Lease will be referred to in this Pet Addendum as the "Lease".

2. CONDITIONAL AUTHORIZATION FOR PET Residents are hereby authorized to keep a pet, which is described below, on the premises of the above dwelling unit until the above described Lease expires. Authorization may be terminated sooner if residents' right of occupancy is lawfully terminated or if the pet rules listed below are violated in any way by residents or residents' guests or occupants.

3. PET FEE \$ _____ Such additional refundable pet fee shall be considered as a general fee for any and all pet related purposes. Refund of the pet fee shall be subject to all of the terms and conditions set forth in the Lease. The pet fee is not refundable prior to surrender of the Premises by all residents, even if the pet has been removed.

4. ADDITIONAL MONTHLY RENT \$ _____ The total monthly rent as stated in the Lease shall be increased by the foregoing amount. In order to rescind this additional rent obligation, written notice of removal or loss of pet is required.

5. ADDITIONAL FEE \$ _____ Residents shall pay the foregoing amount as a one-time fee in order to have the pet in the dwelling unit. The fee shall be in addition to any increase in the pet fee or additional monthly rent, above.

6. NO LIMIT LIABILITY. The additional monthly rent and/or additional fees under this Pet Addendum are not a limit on resident's liability for property damage, cleaning, deodorization, defleaing, replacements and/or personal injuries as set forth in this addendum.

7. DESCRIPTION OF PET. Only the following described pet is authorized to be kept in residents' dwelling unit. No substitutions are allowed. No other pet shall be permitted on the Premises by residents or residents' guests or occupants. The prohibition includes mammals, reptiles, birds, fish, rodents, and insects.

Type: _____ Breed: _____ Color: _____ Weight: _____ Age: _____
City license number: _____ City of license: _____ Date of last rabies shot: _____
Name of pet: _____ Declawed & Neutered? _____ Pet housebroken? _____ Photo on file: _____

8. SPECIAL PROVISIONS.

9. PET RULES. Residents are responsible for the actions of the pet at all times. Residents agree to abide by the following rules:
a) Residents agree that a pet will not disturb the rights, comforts and conveniences of neighbors or other residents. This applies whether the pet is inside or outside of residents' dwelling.
b) Dogs and cats must be housebroken. All other pets must be caged at all times. No pet offspring are allowed.
c) Owners must use designated area(s) for pet defecation and urination outside the dwelling unit: _____

d) Pets shall not be tied to any fixed object outside the dwelling unit, including patio areas, walkways, stairs, stairwells, parking lots, grassy areas, or any other part of Owner's property. This does not apply in fenced yards (if any) which are for residents' exclusive use.
e) Residents shall not permit pets in swimming pool areas, laundry rooms, offices, club rooms, other recreational facilities, and other dwelling units (if any).
f) Residents' pet must be fed and watered inside the dwelling unit; and pet food or water may not be left outside the dwelling unit at any time. This does not apply in fenced yards (if any) which are for residents' exclusive use.
g) Pets shall be kept on a leash and under residents' supervision when outside the dwelling or residents' private fenced areas. Owners or owners' representative shall have the right to pick up unleashed pets and/or report them to the proper authorities. Owner shall impose reasonable charges for picking up and/or keeping unleashed pets.

- h) Unless owner has designated a particular area in residents' dwelling unit or on the grounds for pet defecation and urination, residents shall not permit their pet to defecate or urinate anywhere on owner's property, including dwelling units, patio areas, walkways, stairs, stairwells, parking lots, grassy areas, or other places; and residents must take their pet off owner's property for that purpose. If pet defecation is permitted inside the dwelling unit or on patio areas, it shall be done in litter boxes with "kitty litter" type mix. If pet defecation occurs anywhere on owner's property (including fenced yards for residents' exclusive use), residents shall be responsible for the immediate removal of waste and repair damage. Notwithstanding any provision herein, residents shall comply with local ordinances regarding pet defecation.
- i) Owners must maintain current inoculations of pets as defined by the Columbus Department of Health. Records must be made available upon request of the management.

- 10. **ADDITIONAL RULES.** Owners shall from time to time have the right to make reasonable changes and additions to the above pet rules, if in writing and distributed to all residents who are permitted to have pets.
- 11. **VIOLATION OF RULES.** If any rule or provision of this Pet Addendum is violated by residents or residents' guests or occupants, residents shall immediately and permanently remove the pet from the premises upon written notice from owner or owners' representative; and owner shall have all other rights and remedies set forth in paragraph 18 of the CAA/CBA Standardized Lease Agreement, including damages, eviction and/or attorney's fee.
- 12. **COMPLAINTS ABOUT PET.** Residents agree to immediately and permanently remove the pet from the premises if owner or owners' representative receives reasonable complaints from neighbors or other residents or if owner, in the sole discretion of the owner or the owners' representative, determines that the pet has disturbed the rights, comforts, or conveniences of neighbors or other residents.
- 13. **LIABILITY FOR DAMAGES, CLEANING, ETC.** Residents shall be jointly and severally liable for the entire amount of all damages caused by such pet and all cleaning, defleaing, and deodorizing required because of such pet. This applies to carpet, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances and any other part of the dwelling unit, landscaping, or other improvements on owner's property. If such items cannot be satisfactorily cleaned or repaired, residents must pay for complete replacement by owner. Payment for damages, repairs, cleaning, replacements, etc. shall be due immediately upon demand. Residents shall be strictly liable for the entire amount of any injury to the person or property of others, caused by such pet; and resident shall indemnify owner for all costs of litigation and attorney's fees resulting in same.
- 14. **MOVE-OUT.** Upon move-out of residents, resident shall pay for defleaing, deodorizing, and/or shampooing carpets to protect future residents from possible health hazards, regardless of how long the pet occupied the premises. Such shampooing, defleaing, and/or deodorization will be arranged for by owner.
- 15. **MULTIPLE RESIDENTS.** Each resident who signed the Lease shall sign this Pet Addendum. Residents and residents' guests or occupants shall abide by all pet rules. Each resident shall be jointly and severally liable for damages and all other obligations set forth herein, even if such resident does not own the pet.
- 16. **GENERAL.** Residents acknowledge that no other oral or written agreement exists regarding this Pet Addendum. Except for written rule changes pursuant to paragraph 10 hereof, owner's representative has no authority to modify this Pet Addendum or the pet rules unless in writing. This Pet Addendum and the pet rules shall be considered as part of the Lease described above. It has been executed in multiple copies, one for residents and one or more for owner or owners' representative.

THIS IS A BINDING LEGAL DOCUMENT-READ CAREFULLY BEFORE SIGNING

Resident or Residents

Owner or Owner's Representative

Residents are entitled to a copy of this Pet addendum when fully signed.

NO PET: By signing this clause, I certify that I do not keep a pet of any kind. I understand that if I acquire a pet while the current lease is in force, the conditions of this document, including additional rent, and fees will go into effect.

Representatives initials _____ *Resident's Signature* _____