

## Addendum to Lease: Animal Fee Agreement

This policy does not apply to medically prescribed assistant or service animals.

There are absolutely **NO ANIMALS ALLOWED** on the property unless specified in this agreement and Lessee agrees to immediately pay the non-refundable sum of Two Hundred Dollars (\$200.00) per animal for any found on the property in violation of the lease.

Lessee, \_\_\_\_\_ is required to pay a **NON-REFUNDABLE** sum of \$\_\_\_\_\_ to be held by \_\_\_\_\_ to keep **ONLY** the animal(s) named \_\_\_\_\_ and described as \_\_\_\_\_ on the premises at \_\_\_\_\_. Named animals [ ] are or [ ] are not allowed to be inside the home at any time. Lessee guarantees the faithful performance of all the covenants and conditions of the attached Lease Agreement.

Lessee agrees to:

1. Keep the animal(s) under control at all times;
2. Keep animal(s) restrained, but not tethered, when outside the dwelling;
3. Adhere to local ordinances, including leash and licensing requirements;
4. Not leave animal(s) unattended for any unreasonable periods;
5. Clean up after animal(s) and to dispose of animal(s) waste property and quickly;
6. Not leave food or water for animal(s) or other animal outside the dwelling where if may attract other animals;
7. Keep animal(s) from being unnecessarily noisy or aggressive and causing any annoyance or discomfort to others and will remedy, immediately, and complaints made through Owner/Manager/Agent for Owner;
8. Provide animal(s) with regular health care, to include inoculations as recommended;
9. Provide animal(s) with an identification tag;
10. Pay immediately for any damage, loss or expense caused by animal(s);
11. Have the inside and outside of premises professional treated for fleas and ticks upon the animal(s) vacating the premises (**Owner/Manager/Agent for Owner will not be responsible for any such treatments at any time: before, during, or after occupancy**);
12. Furnish the Owner/Manager/Agent for Owner with a picture of the animal(s);
13. Provide proof of \$300,000 Liability Insurance Coverage, paid for the entire term of lease, for any allowed dog;
14. **Only the animal(s) listed in this agreement may be on the premises, no other animal(s) may be substituted;**
15. That Owner/Manager/Agent for Owner reserves the right to revoke permission to keep the animal should Lessee break any part of this Animal Fee Agreement.

**NOTE: This non-refundable Animal Fee does NOT limit your liability for damages caused by animals on the premises.**

Received \$ \_\_\_\_\_ Balance to be paid as follows:

**NOTE: In the event payments are not made as agreed you will be in default of your lease and we will be forced to pursue legal means of eviction.**

Agreed upon and signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_, Lessee  
\_\_\_\_\_, Lessee  
Owner/Manager/Agent for Owner \_\_\_\_\_, Lessee  
\_\_\_\_\_, Lessee