

ADDENDUM TO LEASE AGREEMENT – PET ADDENDUM

The Lease Agreement dated _____, by and between The River House Tenant, LLC, hereinafter called the "LESSOR" and _____, hereinafter called the "LESSEE" is amended as hereinafter set forth. Any language or provision in the Agreement which is inconsistent or in conflict with the following shall be deemed modified and amended.

IT IS UNDERSTOOD AND AGREED the LESSEE agrees that said pet shall be kept upon the premises subject to LESSEE abiding by the following rules and regulations and submittal of the information requested below:

- a) Name: _____ Age: _____
Color: _____ Weight: _____ Breed: _____
- b) Pets found unsupervised shall be turned over to the local authorities responsible for policing pets.
- c) Pets found damaging the property shall be removed by LESSEE within twenty-four (24) hours after receipt of written notice from LESSOR.
- d) LESSEE agrees to compensate LESSOR for any damage to LESSOR'S property as a result of quartering said pet upon receipt of invoice from LESSOR itemizing damages.
- e) Any pet found to be causing unreasonable annoyance to other tenants in the community, in the opinion of the LESSOR shall be removed by LESSEE within forty-eight (48) hours.
- f) No pets are allowed if they are or will be over 25 lbs when fully grown.
- g) Pets must have a current rabies registration.
- h) LESSEE must submit a photo of pet.
- i) LESSEE agrees to pay a \$150.00 pet fee that is not refundable. An additional pet fee of \$25.00 per month is required. Two pets are allowed in a two bedroom unit with a \$5/month fee added for the second pet. Lessee may be responsible for cleaning or damage issues that result from their pet and this charge will be deducted from resident's security deposit.
- j) LESSEE agrees that pet will be leashed when entering any common area and will abide by city code regulations.
- k) LESSEE agrees that pet will be caged or quarantined when maintenance/filter changes are performed in apartment.
- l) LESSEE agrees they will be charged \$75.00 for the first time they are caught not properly disposing of their pet's waste, or using a restricted area other than the designated dog park. The second offense will be \$150.00. The third offense will result in the termination of their lease.

Agent, River House Tenant, LLC

Date

LESSEE

Date