

# Addendum to Apartment Lease - Pet Policy

Version 7/09

DATED \_\_\_\_\_

This agreement is attached to and forms a part of the Apartment Lease dated \_\_\_\_\_ between Good Realty Management, LLC, Agent for Owners (AFO), and \_\_\_\_\_, Tenants.

Tenants desire to keep a pet named \_\_\_\_\_ and described as \_\_\_\_\_ in the dwelling they occupy under the Rental Agreement referred to above. Because this Agreement specifically prohibits keeping pets without the AFO's permission, Tenants agree to the following terms and conditions in exchange for this permission:

## TENANT AGREES:

- 1) To keep their pet under control at all times. Not all people are interested in being sniffed nor are they willing to pet your animal.
- 2) To keep their pet restrained, but not tethered. Tenant also agrees to exit and enter through rear of building when walking their pet.
- 3) To adhere to local ordinances, including leash and licensing requirements.
- 4) Not to leave their pet unattended for any unreasonable periods.
- 5) To clean up after their pet and to dispose of their pet's waste properly and quickly.
- 6) Not to leave food or water for their pet or any other animal outside their dwelling where it may attract other animals.
- 7) To keep their pet from being unnecessarily noisy or aggressive and causing any annoyance or discomfort to others and will remedy immediately any complaints made through the AFO.
- 8) To provide their pet with regular health care, to include inoculations as recommended.
- 9) To provide their pet with an identification tag.
- 10) To provide a \$50 (less than 3 months) and \$150 (3 months or more) non-refundable fee for this privilege.
- 11) That this Agreement applies only to the specific pet described above and that no other pet may be substituted.
- 12) To furnish AFO with a picture of their pet.
- 13) That AFO reserves the right to revoke permission to keep the pet should Tenants break any condition contained within this Agreement. If AFO provides written notice to remedy the situation and situation is not remedied within three (3) days, the AFO may then provide a second written notice revoking and terminating this privilege, at which time the Tenant will have the pet removed from the premises permanently within five (5) days of the second notice.

Agent for Owners \_\_\_\_\_ Tenant \_\_\_\_\_

Tenant \_\_\_\_\_