



Property Management Division

PET ADDENDUM

This Pet Addendum is attached to and a part of a Rental Agreement dated _____ between ROG Coastal Property Management as Landlord and _____ as Tenant for a premises commonly known as _____.

CONDITIONAL AUTHORIZATION FOR PET: Landlord hereby authorizes Tenant to keep the following pet(s) on the property in accordance with this signed Pet Addendum. No other pets are allowed on the Premises without the prior consent of the Landlord. Pets may not be replaced with another pet without prior authorization from the Landlord. Any pet may be rejected for any reason Landlord feels appropriate. Authorization may be revoked at any time that the Landlord deems that the Pet Addendum has been breached.

Tenant understands that pets are not protected under Fair Housing Laws.

Upon termination of the tenancy, any and all carpets in the property shall be professionally steam cleaned with a pet enzyme treatment applied. Documentation in the form of a receipt acknowledging the pet enzyme treatment must be supplied to the Landlord when the keys are turned in.

Additional security deposit charges may be charged in the case of flea infestation. In some cases, flea eggs may not hatch for several weeks and therefore additional charges may be added to the security deposit disposition.

Table with 6 columns: TYPE, NAME, BREED, AGE, COLOR, WEIGHT. The table is currently empty.

The Tenant agrees to the following conditions:

- 1. A refundable pet deposit of \$250 per pet will be paid at the time the Lease is signed. The paid pet deposit will be treated as part of the security deposit and will be used to cover any damages or outstanding rents or any other charges, late fees, etc to the Tenant's account upon termination of the tenancy. Tenant understands that the security deposit will, under no circumstances, be refunded or used for any other purpose during the tenancy, even if the pet is deceased or otherwise removed from the property.
2. Tenant agrees to pay a monthly pet rent of \$30 for the first pet and \$20 for each additional pet. Pet rent is due with the rent payment, no later than midnight on the 5th of the month and is applicable to all late fees. Tenant understands that pet rent is not escrowed and will not otherwise be applied to pet or other damages.
3. Tenant agrees to maintain a rental insurance policy that covers any damages or harm to person or property caused by the pet. ROG Coastal Property Management and property owner shall be named as additionally insured on the policy.
4. Tenant agrees to abide by all local laws pertaining to pets including leash laws, vaccinations and licenses.
5. Tenant agrees to have an identification tag and up to date rabies tag on their pet at all times.
6. Tenant agrees that pet will not be allowed out of the Tenant's dwelling except under complete control of a human companion and restrained by a leash or pet carrier.
7. Any pet waste or excrement shall be picked up and disposed of immediately. This includes in a fenced yard.
8. The tenant will provide regular and recommended veterinary care no less than annually and provide pets with all recommended and required vaccinations.
9. Tenant agrees to keep pet nails trimmed to avoid damages to flooring, doors, fences, baseboards, window sills and any other part of the property.
10. Pet food shall not be left outside to attract pests or nuisance animals.

11. Pet food and water shall be placed on top of rubber mat so as not to damage flooring.
12. Tenant agrees to follow any and all pet rules as set forth by governing homeowners association or the like.
13. Tenant agrees to control their pet at all times including while inside and outside the property. This includes causing annoyance, discomfort, harm or nuisance to neighbors by barking, whining, jumping, running into, chasing growling or defecating on the property of others.
14. Tenant agrees to not leave their pet unattended for unreasonable amounts of time.
15. Tenant agrees to restrain pet during required property evaluations, maintenance, etc. During a property evaluation, ALL rooms and areas of the property must be accessed – pets should either be restrained in a kennel or the Tenant must be present to restrain the pets during the evaluation.
16. Tenant cannot “pet sit” for any pets or have any pets visit without prior authorization of the Landlord.
17. Tenant agrees to indemnify both ROG Coastal Property Management and property owner against any and all legal action as brought forth in response to any pet.
18. Tenant agrees that if any stain treatment, deodorization, flea treatment, enzyme treatment or other repairs are necessary, it shall be deducted from the security deposit, even if the amount exceeds the pet deposit.
19. Tenant understands that the Lease Agreement is not subject to a revocation of the Pet Addendum and permission to keep pets on the property. The Lease Agreement CANNOT and WILL NOT be terminated because a pet must be removed.

Tenant's printed name

Tenant's signature

Date

Tenant's printed name

Tenant's signature

Date

Signature of ROG Coastal Property Management representative as
Agent for the property owner

Date