



Updated: 3-11-2013

PET AGREEMENT ADDENDUM

This Addendum is part of a Lease Agreement signed on; _____ Dated: _____

In the event of a violation of any of the following terms and conditions, the Landlord shall have the right to cancel this agreement and require the pet owner/tenant to immediately remove the pet from the premises. Cancellation of this agreement will not imply a waiver of the tenant's responsibility for any other damages. Tenant agrees to add this Pet Fee as a rent increase, to be included in rent payments.

Tenant(s) Name: _____

Address: _____

Tenant a.k.a. pet-owner agrees to and meets the following terms and conditions:

1. Only the pet/pets listed and described below are authorized under this pet agreement. The Property manager/Owner in writing must approve additional or other pets.
2. Pet/Pets will not cause: danger, damage, nuisance, noise, health hazard, or soil the home, premises, grounds, common areas, walks, parking areas, landscaping or gardens. Tenant agrees to clean up after the pet and agrees to accept full responsibility and liability for any damage, injury or actions arising from or caused by his/her pets.
3. Tenant agrees to register the pet/pets in accordance with local laws and requirements.
4. Tenant warrants that the pet/pets is housebroken. Tenant warrants that the pet/pets has no history of causing physical harm to persons or property, such as biting, scratching, chewing, etc., and further warrants that the pet/pets have no vicious history or tendencies.
5. **BANNED BREED**; due to City/County Codes, Insurance requirements and owner restrictions of fighting breeds declared "potentially dangerous" include but are not limited to: Akita, American Pit Bull Terrier, American Staffordshire Terrier, Bull Terrier, Cane Corso, Dogo Argentino, Dogue de Bordeaux, Kuvasz, Pit Bull Terrier, Presa Canario, Staffordshire Bull Terrier, Tosa Inu.
6. The pet(s) listed by tenant below are not service animals of any kind, but simply pets.

The tenant agrees to observe the following regulations:

DOGS AND CATS: Must be controlled at all times. Barking will not be tolerated and will be considered to be a nuisance to other tenants and neighbors. Proper disposal of droppings must be disposed of on a frequent basis.

BIRDS: Birds will be properly caged. Seeds and droppings will be shielded or caught to prevent accumulation and/or damage to carpeting/floors. Birds will not be allowed to fly freely in home.

FISH: Aquariums will not leak and will be cleaned regularly to prevent foul water and/or odors.

<u>Kind</u>	<u>Type/Breed</u>	<u>Color</u>	<u>Name</u>	<u>Age</u>	<u>Weight</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Option 1. NON Refundable monthly per-pet fee of: \$ _____/pp

Notice: Monthly pet fee is added to rent, and is non-refundable. Damage to owner's property will not be covered by pet fees! Multiply the number of pets times pp/fee.

Total fees to add to rent each month: \$ _____

Option 2. A one-time per-pet fee of: \$ _____ / pp

Notice: Fees listed above shall not limit tenant's obligations or owners rights under Lease Terms. *Service animals are not considered pets and different rules apply. Damages caused by pets or service animals shall be charged as a liability to tenant and can be just cause for early termination of lease or eviction, plus cost of damage repair.

Date: _____

Owner approved? Yes _____ No _____

Tenant Printed Name

Tenant Printed Name

x _____
Tenant signature

x _____
Tenant signature

Agent or Landlord signature x _____ Date: _____

BCI PROPERTIES, LLC

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