

PET ADDENDUM

1. There is an additional charge of \$30.00/month per pet. Adding a second pet to the household will incur an additional charge of \$15.00/month, bringing the total cost to \$45.00/month for two pets.
2. A maximum of two (2) pets per rental unit is permitted.
3. Pets allowed are limited to cats and fish.
4. Pet size is limited to twenty (20) pounds, fully grown.
5. A pet addendum is required for a fish that lives in a bowl/aquarium larger than 5 gallons. No aquariums larger than 20 gallons are permitted.
6. Lessee will not leave pet alone and unattended for extended periods of time.
7. If pet is a cat, it must be neutered or spayed.
8. Residents must walk their pets on a leash, away from the buildings, and are required to clean up animal waste with a pooper scooper or by similar means.
9. The only pet permitted in your rental unit is the one for which you have obtained this addendum.
10. All repairs for damage, caused by the pet, during said occupancy, to the Premises or to Union Real Estate Company equipment, must be paid by Lessee, by check at the time of the repairs. It is the responsibility of the Lessee to notify the Lessor at the time the damage occurs.
11. Lessee agrees that if, in the opinion of the Lessor, the pet becomes a nuisance, you will be asked to remove the pet from the property or upon written notice from management, and the Lessee will vacate the Premises.
12. At the termination of occupancy, if special pet related services are required such as flea extermination, the Lessee is responsible for payment for this service.
13. Lessee agrees to pay for the total replacement cost for carpet, pad, etc. if pet has urinated on the carpet and it cannot be remedied by cleaning measures.
14. Lessee is required to protect the Premises from flea infestation by the proper use of collars, powders, baths, etc. that will keep the pet pest free.
15. This addendum is for the following Pet: a _____ named _____. If Lessee gets another pet, an additional Pet Addendum must be signed.
16. The term of this Pet Addendum is month-to-month and will automatically end upon expiration of the Lessee's Lease term or if Lessee gives Lessor notice that the Pet has died or has been permanently removed from the premises, whichever happens first.
17. In the event that pet-related charges are updated, the Lessor will send a new Pet Addendum at the expiration of the lease agreement for the Lessee to sign.

Landlord:
Union Real Estate

Tenant:

X _____
Property Manager

X _____
Tenant Name

Property Address
Effective Date @ \$30/month

WHEN PROPERLY SIGNED AND APPROVED, ATTACH TO LEASE