

John Newlove Real Estate, Inc.

PET ADDENDUM

The Landlord authorizes the Tenant in Unit # _____ to keep one (1) pet animal not to exceed 35 pounds weight limit at full growth or two (2) pet animals with the maximum combined weight of 50 pounds.

Description of the animal(s):

Type _____ Breed _____ Name _____
Male/Female _____ Color _____ Weight _____
Age _____ Declawed _____ Neutered _____ Spayed _____
Rabies Shot (Date) _____

The fee for allowing a pet on the premises is paid as a \$500.00 non-refundable pet fee per pet (maximum 2 pets/\$800.00). The pet non-refundable pet fee is NOT A DAMAGE DEPOSIT.

Tenants must comply with all rules, regulations, policies and ordinances as adopted and amended by the City of Bowling Green.

1. Tenant understands that permission is granted only for the described pet. No other pets or offspring of pet will be allowed on the premises, not even for temporary care. **It is further understood that the Landlord reserves the right to revoke permission to keep pets at any time.**
2. The pet shall be maintained in a humane manner at all times and Tenant agrees to control pet when exercising them. Pets found unsupervised or tied to a line unattended shall be turned over to the local authorities responsible for policing animals. The Tenant shall hold the Landlord harmless of all responsibility in reference to a pet being turned over to the local authorities.
3. The animal must not disturb the neighbors or other residents, regardless of whether the animal is inside or outside the dwelling. The Tenant shall not allow the pet to create excessive noise and disturb others or constitute a nuisance to the Landlord. Pets found to be causing unreasonable annoyance to others in the community must be removed from the premises within 24 hours after written notice is received from the Landlord.
4. Tenant shall clean up any pet waste promptly. All wastes will be bagged and disposed of in appropriate receptacles. Toilets are not designed to handle pet waste or car litter. Wastes must not be stored in any manner that would infringe upon the comfort and safety of other tenants.
5. Liability for damages, injuries, cleaning, etc. where pets are permitted will be charged to the tenant and tenant will be liable for the entire amount of all damages caused by the animal(s) including but not limited to cleaning, de-fleaing and deodorizing. This provision applies to all parts of the dwelling including but not limited to carpet, vinyl, doors, trim, walls, windows, screens and blinds. If these items can not be satisfactorily cleaned or repaired, tenant must pay the complete replacement cost. Pets found to be damaging property could be removed from the premises within 24 hours of receiving written notice from the Landlord.
6. Tenant agrees to be fully responsible for any harm or damage to others or their property caused by the pet. Tenant will be held liable for the cost to remedy pet damages.
7. The Landlord reserves the right to enter the premises with a 24 hour notice for inspection to see if any damage is being done by the pet. If any of the above conditions are not met, Landlord has the right to revoke permission for the pet. Landlord will provide written notice asking that the pet be removed from the premises within 24 hours. Such revocation of this pet addendum would not effect a termination of the lease. The Tenant would be obliged to carry out his/her responsibilities under the lease agreement without the presence of the animal on the premises.

Landlord Date

Tenant Address Date

Pet Fee Amount Date Fee Paid