

CALEDONIA COURT APARTMENTS, LLC
LEASE ADDENDUM – PET POLICY
ALL TENANTS MUST READ & SIGN THIS ADDENDUM

The purpose of this addendum is to identify the terms and conditions regarding pets in a Caledonia Court Apartments, LLC managed property and **must be signed by all tenants when adding a pet.**

Pets are not permitted unless this addendum is completed, agreed upon, and signed by both TENANT and LANDLORD. If a pet is acquired after completion of this form, Caledonia Court Apartments, LLC must be notified in writing and payment of the property “Deposit” and “Fees” as described below must be made. Permission to keep a pet is a privilege, not a right, and as such, may be revoked at any time at the sole discretion of the management.

REFUNDABLE PET DEPOSIT

TENANT agrees to pay LANDLORD a refundable pet deposit in the amount of \$200.00 per cat and \$400.00 per dog.

TENANT has the following pets: **Pet Description (Color, Age, Breed, Name, Sex)**

Cats _____ @ \$200.00/cat = \$ _____

Dogs _____ @ \$400.00/dog = \$ _____

TOTAL PET DEPOSIT DUE: \$ _____

PET DEPOSIT is in addition to the SECURITY DEPOSIT described in your lease. TENANT, upon paying LANDLORD said PET DEPOSIT, is permitted to have the above listed pets in the LEASED PROPERTY. LANDLORD is authorized to retain TENANT’S entire PET DEPOSIT and SECURITY DEPOSIT or a portion thereof, as reimbursement for fumigation, extermination, or any other costs incurred as a result of Tenant’s pet in LEASED PROPERTY. This is without prejudice to any other remedies which LANDLORD may have. LANDLORD agrees to refund to TENANT the entire PET DEPOSIT or some portion thereof, should costs of cleaning or repair of damage be less than the total calculated deposit due.

PET PRIVILEGE FEE

In addition to PET DEPOSIT, TENANT agrees to pay LANDLORD a PET PRIVILEGE FEE of \$25.00 per month per cat and \$45.00 per month per dog. This PET PRIVILEGE FEE is in addition to the MONTHLY RENT.

RULES

TENANT agrees to read and comply with the PET RULES listed on the attached pages of this Addendum.

PET RULES

INSTRUCTIONS: The following rules, restrictions, and obligations apply to all TENANTS. By affixing your signature on the first page of this agreement, TENANT acknowledges that you have read, understand, and agree to the following:

1. No loud or noisy animals including excessive barking, jumping, scratching, whining, or any other sound are permitted.
2. No vicious or dangerous animals are permitted. TENANT must be able to maintain control over the pet at all times.
3. Pets shall be RESTRAINED AT ALL TIMES when not in apartment. Unsupervised and/or unrestrained animals in any common area are strictly prohibited.
4. Pets shall be properly maintained, licensed, and inoculated as required by local, county, or state statute, ordinance, or health code.
5. Pets shall display owner identification and current inoculation tags at all times.
6. Any odor resulting from any pet is considered a nuisance and is strictly prohibited.
7. TENANT assumes all responsibility and is strictly liable for any and all amount of any injury to any person or property as a result of the pet or its actions and TENANT shall indemnify LANDLORD for all costs of litigation and attorney's fees resulting from the same.
8. All food and water bowls for pets must be placed on a protective/plastic floor covering.
9. All litter boxes must be placed on a protective/plastic floor covering and maintained in a proper and sanitary condition.
10. Used litter will be double bagged and disposed of in the nearest outdoor trash receptacle and NOT disposed of down the toilet regardless of product's claim of "flushability".
11. No pet is permitted to urinate or defecate on any unprotected floor.
12. TENANT agrees to clean up after dog(s) immediately and properly dispose of all waste into sealed plastic bag and discard in nearest outdoor trash receptacle.
13. TENANT may not abandon the pet or leave it for an extended period of time.
14. No "visiting" or temporary boarding of pets.
15. No pet will be permitted to disturb the health, safety, rights, comfort, quiet or peaceful enjoyment of other tenants.
16. TENANT agrees to notify Caledonia Court Apartments, LLC of any violation by another TENANT or his/her pet.
17. TENANT understands that this list is subject to change as deemed necessary by the LANDLORD.

TENANT understands that any complaint or notice received regarding the pet(s) is considered a violation of the LEASE and may result in immediate removal of the pet(s) and/or LEASE termination; whichever LANDLORD deems necessary. Tenant also understands that no pets are permitted to visit or temporarily be boarded in the LEASE PROPERTY; doing so would also be considered a LEASE violation and subject to immediate removal of pet and/or LEASE TERMINATION.

I have read, understand, and agree to all the terms and conditions described above in the Pet Deposit, Pet Privilege Fee, and Rules section of this PET POLICY agreement.

Tenant Name (Please Print) Tenant Signature Date

Tenant Name (Please Print) Tenant Signature Date

CALENDONIA COURT APARTMENTS, LLC

By: _____
Paul Jacobsen
Its Chief Manager