

Property Investments of Note, LLC
Pet*/Service Animal/Companion Animal Addendum
(Addendum to Rental and Security Deposit Agreement)

THIS AGREEMENT is hereby attached to and made a part of the Rental and Security Deposit Agreement dated _____, 20__ by and between _____, the Owner/Agent, and _____, the Renter(s), for the premises located at _____.

WHEREAS, the Renter desires to keep a certain animal(s) described below on the said premises and the Rental and Security Deposit Agreement specifically prohibits allowing pets on the premises; the Rental and Security Deposit Agreement is hereby amended to grant such permission to the Renter. In exchange for this permission, the Renter agrees as follows:

1. To pay additional monthly rent in the amount of \$_____ (_____ Dollars) for each additional pet up to a total of _____ pets).
2. To pay a non-refundable pet fee in the amount of \$_____ (_____ Dollars).
3. To maintain a Renters' Insurance policy with personal liability coverage of no less than \$100,000. If tenant fails to maintain this coverage and/or provide proof of said coverage, Owner/Agent is authorized to obtain and pay for said coverage on behalf of the Renter and add the policy premium plus \$5.00 per month to the Renter's monthly rent.
4. To keep the animal from causing any annoyance or discomfort to others and to immediately remedy any complaints concerning the animal.
5. To keep the animal from damaging any property belonging to the Owner/Agent or others.
6. To immediately pay for any injury, damage, loss, or expense caused by the animal (In this regard, it is expressly understood that at no time shall the Renter apply any part of the Security Deposit towards such amounts due, but rather, the Renter shall make restitution immediately and separately from the deposit. It is further understood that such restitution shall be made over and above any additional rent paid in accordance with Item #1 of this Agreement.)
7. To keep the animal under control at all times.
8. To keep the animal restrained, but not tethered, when it is outside of the dwelling.
9. Not to leave the animal unattended for any unreasonable period.
10. To hold the Owner/Agent harmless from all liability arising from the Renter's ownership or keeping of the animal, including but not limited to any liability resulting from the Owner/Agent turning said animal over to local animal control authorities should the animal be found unsupervised.
11. To dispose of the animal's droppings properly and promptly. Animal droppings must be picked up and disposed of immediately.
12. If any animal is a dog, the Renter agrees to be responsible for grass cutting, either performing the grass cutting himself/herself or by arranging for and paying for a lawn service. Renter agrees that grass will not be allowed to grow to a height greater than 4 inches. Failure to maintain the grass according to these standards will result in an additional \$_____ charge per grass cutting procured or performed by Owner/Agent.
13. To provide to the Owner/Agent a picture(s) of the listed animal(s).
14. To insure that the animal will wear the appropriate Local Animal License, a valid Rabies Tag (if a dog) and tag bearing the owners name and phone number. All licenses and tags must be kept current.
15. To provide the Owner/Agent with evidence from the Veterinarian that all necessary shots are current and that the animal does not display a tendency to be aggressive or harmful. Owner/Agent will be provided annual proof, prior to and within 60 to 90 days of lease renewal date, of animal's licensing and shots.
16. Renter agrees to control flea infestation and will exterminate if necessary, and upon demand, in any and all areas affected with full cost to be paid by Renter.
17. Renter agrees that Owner/Agent will not be responsible for the injury, harm, or death of the animal, and agrees to hold Owner/Agent harmless for any damages suffered as a result of any harm caused on the animal or by the animal upon another person, guest or employee. Renter shall be responsible for the entire amount of all damages caused by the animal as well as the entire amount of any injury to individuals or property.

The permission granted herein shall be limited to the pets listed below:

Name	Dog/Cat/Other	Age	Sex	Breed	Color	Full-grown wgt	Full-grown ht	Spayed Neut?
------	---------------	-----	-----	-------	-------	----------------	---------------	--------------

Should the Renter fail to comply with any part of this Agreement, the Owner/Agent reserves the right to revoke permission to keep the animal- In such event, the Renter agrees to permanently remove the animal from the premises within 48 hours of receiving written notice thereof from the Owner/Agent; failure to comply with same shall be grounds for immediate termination of the Rental and Security Deposit Agreement.

I ACCEPT FINANCIAL RESPONSIBILITY FOR THE ENTIRE AMOUNT OF ANY DAMAGES OR INJURY TO PERSONS OR PROPERTY THAT MAY OCCUR BECAUSE OF MY ANIMAL. I UNDERSTAND THAT VIOLATIONS OF ANY OF THESE RULES MAY BE GROUNDS FOR REMOVAL OF MY PET AND/OR TERMINATION OF MY TENANCY;

THIS AGREEMENT is made in on this ____ day of, _____ 20____

Renter

Owner/Agent

Renter