

Grizzly Property Management Lease Addendum Pet Agreement

Landlord: Grizzly Property Management, Inc.

Tenant(s): _____

Property Location: _____

GPM hereby grants permission to the above tenants residing at the above premises to keep the below named pet(s) subject to the following:

1. This permission extends **only to the specifically described** pet(s). Replacement pets are not permitted.
2. **NO other pet(s) shall be allowed** to be maintained on the premises unless written permission is received from GPM and an additional consent form executed.
3. Tenants are responsible for any and all damages caused by the pet(s) and agree to reimburse landlord for all such damage. This includes noise damage. Tenants who own dogs agree that upon complaints from neighbors or Manager, a dog's disruption with barking will be corrected with training not to bark or bark collars.
4. Tenants agree that the Manager has the right to request that a pet be removed permanently from the premises if such pet causes unusual noise and disturbances or damage to the premises or personal property belonging to the premises. Refusal to comply shall constitute a termination of the lease and immediate eviction.
5. **An additional security deposit of \$200.00 will be required per pet.**
6. **Pet Rent: A monthly pet rent will be charged in the amount of \$35.00 per month per pet** and is to be paid in addition to the monthly rent.
7. No additional or different pets of any kind are authorized under this agreement, even temporarily. No pet sitting is permitted.

PET DESCRIPTION:

Type	Name	Size	Coloration	Age
				Yr ___ Mo ___
				Yr ___ Mo ___
				Yr ___ Mo ___

CARE OF THE PET:

- a) Tenant agrees that the pet(s) named and described will be kept inside their unit at all times, except when on a leash not to exceed 4 feet, and accompanied by and/or under the control of the tenant unless you occupy a unit with a private fenced yard.
- b) Dogs and cats are required to be "house broken." Cats must be litter box trained and dogs and cats must be minimum of one (1) year of age.
- c) No pets may be kept, bred or maintained for any commercial purposes.
- d) Tenant agrees not to leave their pet(s) unattended for any unreasonable length of time.
- e) Tenant shall take adequate precautions to eliminate PET ODORS within the unit or about the premises.

REQUIREMENTS / INSPECTONS:

- a) Pet owners must immediately pick up any pet feces. This applies to common areas as well as in all areas of the building in which the premises are situated. Pet owners shall plastic bag dog feces and “Kitty Litter” and promptly dispose in trash receptacle.
- b) Tenant having the pet(s) agrees not to breach any type of health or safety codes or any local, state or federal laws or regulations by having the pet(s) and **agrees to keep the pet(s) current with all required vaccinations and provide proof of documentation to the Manager.**
- c) **Tenant is required to obtain and maintain renters insurance with a liability of not less than \$100,000 and list Grizzly Property Management, Inc. as an additional named insured and provide proof of documentation to the Manager.** Pet liability insurance can be obtained through most insurance companies and included in the renters policies.
- d) Management may require more frequent housekeeping inspections for tenant with pets.

PET DAMAGES:

Management shall not be liable for any damages to person or property caused by the pet(s) and tenant hereby agrees to hold Management harmless from such liability. Tenants owning pets shall be liable for the entire amount of all damages caused by their pet(s) including but not limited to all cleaning and deodorizing. Pet owners shall be strictly liable for the entire amount of any injury to the person or property of other tenants, staff or visitors of the premises caused by their pet(s).

SPECIALLY – TRAINED ANIMALS

Specially – Trained animals to assist the handicapped persons are allowed as per State and Federal Ordinance.

RELEASE:

The Tenant understands when signing this document that the Manager may be delayed in assisting a Tenant in an emergency situation if the Tenant’s pet(s) prohibits entry to the apartment or otherwise indicates aggressive or protective behavior, appropriate emergency persons would be called to resolve the situation at tenant’s expense.

I ACCEPT FINANCIAL RESPONSIBILITY FOR THE ENTIRE AMOUNT OF ANY DAMAGES OR INJURY TO PERSONS OR PROPERTY WHICH MAY OCCUR BECAUSE OF MY PET(S). I WILL COMPLY WITH THE LEASE AND PET AGREEMENT TERMS AND UNDERSTAND THAT VIOLATION OF ANY OF THESE RULES MAY BE GROUNDS FOR REMOVAL OF MY PET AND / OR TERMINATION OF MY TENANCY.

_____	_____	_____	_____
Tenant	Date	Tenant	Date
_____	_____	_____	_____
Tenant	Date	Tenant	Date
_____	_____	_____	_____
Grizzly Property Management		Date	