

**SVIGOS ASSET MANAGEMENT
PET ADDENDUM**

This Addendum is made part of the Lease Agreement dated: _____ entered into and between Svigos Asset Management and:

Lessee:

Lessee:

Lessee:

Co-Signer:

Co-Signer:

In consideration of Lessor agreeing to permit Lessee to keep pet(s) described below in the apartment, Lessee covenants and agrees as follows:

1. **NON-REFUNDABLE PET RENT.** Lessee will upon execution of this pet addendum agree to pay to Lessor monthly pet rent in the amount of \$ _____ per month per cat and \$ _____ per month per dog (unless another rate has been explicitly agreed to in writing). Pet rent must be paid in addition to each monthly rent payment. This is not a security deposit but a non-refundable pet rent.
2. **DESIGNATED AREAS.** Lessee must walk pets in designated areas only. Pets are not permitted in any common areas of the community/building such as laundry areas. **PET MUST BE ON A LEASH AT ALL TIMES IN ACCORDANCE WITH COUNTY OR CITY REGULATIONS.**
3. **KENNEL.** If pet is left unattended it must be kept in a kennel. There will be a \$150.00 fine per month if Lessee is found in breach of this provision. Lessor has a right to inspect kennel prior to move in. No Apartment shall be turned over to Lessee until a kennel is in Apartment.
4. **PET WEIGHT.** Lessor does not allow any pet in any apartment that weighs in excess of 35lbs.
5. **CLEAN UP.** Lessee's pet(s) is(are) not allowed to defecate or urinate in or on any part of the building, the building's common areas, courtyard trees, plants, shrubs, landscaping, pavement or any area considered to be part of the building. In the event that Lessee's pet accidentally defecates or urinates within the common area, any area considered to be part of the building or within Lessee's Apartment, Lessee agrees to appropriately remove, wash, wipe down and clean up any and all pet waste immediately. If Tenant fails to clean up after pet, Tenant will be liable for all costs relating to the cleanup, and damage repair if any.
6. **WALKING.** Lessee agrees to never allow any dog to remain in the apartment unaccompanied by Lessee for more than 4 hours at a time during any day without being walked. In the event that Lessee is not regularly walking a dog throughout each day, it will constitute a breach of the Lease and Pet Addendum.
7. **PET TIE UP/NUISANCE.** Dogs cannot be chained or tethered in any way on patios, porches or balconies at any time. Dogs cannot be left alone to bark or howl. Barking dogs are offensive to all within hearing range and disturb the quiet of the community. Lessee will be in breach of the Lease and this Pet Addendum in the event that Lessee's dog becomes a noise nuisance to Lessees, Management, or Neighbor's which shall be determined in Lessor's sole judgment.
8. **BREED RESTRICTIONS.** The following breeds are restricted and not allowed to reside at apartments leased by Svigos Asset Management: Doberman Pincher, Rottweiler, Pit Bull, American Staffordshire Terrier, German Sheppard, Australian Sheep Dog/Blue Heeler, Akita, Chow and/or Presa Canario.
9. **PET LIMITATIONS.** No animal other than the animal described below in this paragraph will be permitted or kept by Lessee in the apartment. No more than two pets per apartment.
10. **DAMAGES TO PROPERTY:** *In the event that Lessee's pet causes any damage to the apartment or any common area, Lessee agrees to pay all costs incurred by Lessor to repair damages.*
11. **PET ADDENDUM BREACH:** In the event that Lessee breaches this pet addendum Lessor may impose the following: a) impose a \$350.00 fine on Lessee, b) terminate this Lease and/or c) require Lessee to remove pet from premises.

Pet # 1 _____
Type (dog/cat) Breed Weight Name

Pet # 2 _____
Type (dog/cat) Breed Weight Name

LESSEE RESPONSIBILITY. Lessee shall be fully responsible and shall indemnify Lessor for and against all personal injury or property damage (including but not limited to walls, hardwood floor, appliances, tile, paint, stain, doors, carpet, and landscaping) caused by any pet kept or allowed by Lessee in or around the apartment or community. Lessee shall immediately provide Lessor with written confirmation that all pets have required license, vaccinations, and all cats have been neutered and/or spayed and declawed.

If Lessee has not been approved to harbor pets by Lessor and has not paid monthly pet rent or any other pet related charge required by Lessor, Lessee hereby agrees not to harbor any pets on said premises for any length of time and further agrees that the breach of this provision of the Lease shall be deemed a violation of the Lease and shall be grounds upon which the Lessor may at its option terminate the Lease Agreement. Further, Lessor does not guaranty that Lessee will be allowed to have a pet in the future. Lessor reserves the right to restrict or refuse a Lessee from having a pet in the apartment for any reason they deem fit.

(Sign): _____ Date
Lessee

(Sign): _____ Date
Co-Signer

(Sign): _____ Date
Lessee

(Sign): _____ Date
Co-Signer