

CS Property Management PET ADDENDUM

This PET ADDENDUM is attached and made a part of the lease Dated \_\_\_\_\_ between CS Property Management, LLC, Agent for \_\_\_\_\_ (Landlord) and \_\_\_\_\_ (Resident).

Properties managed by CS Property Management, of which your property is one, have a “no dangerous breed” dog policy. The banned breeds are as follows:

<b>Pit Bulls</b>	<b>Alaskan Malamutes</b>
<b>Rottweilers</b>	<b>Akitas</b>
<b>Chow Chows</b>	<b>American Staffordshire Terriers</b>
<b>German Shepherds</b>	<b>Boxers</b>
<b>Doberman Pinschers</b>	<b>Great Danes</b>
<b>Siberian Huskies</b>	<b>Wolf-hybrids</b>

In 2000, the Centers for Disease Control (CDC) reported that 25 breeds of dogs were involved in 238 fatal dog bites from 1979 – 1998. More than 50% of the deaths for which the breed was known were caused by Pit Bull type dogs and Rottweilers. The above listed breeds are not allowed on the property – as pets, with guests, “for a visit”, or in a vehicle on the property. Dogs which are of mixed breed which may reasonably be suspected of having one of the banned breeds are likewise banned.

Resident is permitted to keep the following described pet(s) on the premises, provided the Resident abides by the following terms and conditions. Resident agrees to indemnify and hold harmless Landlord and Landlord’s Agent for any damage or liability due to the presence of said pet on the premises:

1. The tenant has paid a Pet Deposit, in the amount of \$\_\_\_\_\_ in addition to the other Security Deposits OR a Pet Fee in the amount of \$\_\_\_\_\_, which is non-refundable.
2. Should said pet(s) cause damages that exceed the Pet Deposit amount, the Security Deposit will be used to cover the difference. Should such damages exceed the total refundable Deposits being held, the Resident agrees to pay the additional cost to repair such damages. The Pet Deposit may be used for charges due under the terms of the lease attached here. The Pet Fee will not be used to offset any damages.
3. The Resident agrees to comply with the following:
  - a. Promptly clean-up and properly dispose of any mess or excrement created by the pet(s).
  - b. Not allow the pet(s) to disturb neighbors (i.e. barking, getting into trash containers, urinating or defecating on neighbors’ property, etc.).
  - c. Pets, when outside, must be kept fenced, placed in a kennel, or put on a leash at all times.
  - d. Pets, when outside, cannot be tied up nor otherwise be placed or kept so as to cause damage to the yard or landscaping.
  - e. Obey all City, County, and State laws, regulations, codes and ordinances.
  - f. Pet(s) must be over one year in age.
  - g. Pet(s) must be either neutered or spayed.
  - h. Any pet which harms or menaces any person will be promptly removed from the property.
4. No pet(s), other than the ones listed below, are allowed on the premises at any time.

5. Resident is required to provide proof of liability insurance, naming Landlord and Landlord's Agent as additionally insured. (Limited liability insurance coverage is generally included with "Renters Insurance," available through most local insurance agents.)
6. Permission to keep said pet(s), as listed below, will be revoked if any of the above terms and conditions are violated. In such case, the tenant will have seventy-two (72) hours to permanently remove said pet(s) from the premises.

DESCRIPTION OF PET(S) PERMITTED: (Must be completed before pet is allowed on the premises.)

Type: \_\_\_\_\_ Name: \_\_\_\_\_

Breed: \_\_\_\_\_ Age: \_\_\_\_\_ Lic. No. \_\_\_\_\_

Type: \_\_\_\_\_ Name: \_\_\_\_\_

Breed: \_\_\_\_\_ Age: \_\_\_\_\_ Lic. No. \_\_\_\_\_

ACKNOWLEDGED AND AGREED TO:

Resident \_\_\_\_\_

Resident \_\_\_\_\_

Dated: \_\_\_\_\_