

Brio Properties Pet Addendum

Consent is hereby granted to Resident to keep the described pet(s) on the leased premises, subject to the following terms and conditions:

PET DEPOSIT: A pet deposit of \$500.00 will be collected. This pet deposit will increase the total security deposit under the lease. Owner will consider this additional security deposit a general security deposit for all purposes. Refund of the security deposit will be subject to the terms and conditions set forth in the lease. The additional security deposit is not refundable before all residents surrender the premises, even if the pet has been removed. It is the Owners policy to not charge a deposit for support animals.

ADDITIONAL FEE: Residents must also pay a one-time fee of \$150.00 for having the pet in the dwelling unit. It is the Owners policy not to charge a fee for support animals.

LIABILITY NOT LIMITED: The additional monthly rent and additional security deposit under this Agreement does not limit Residents' liability for property damages, cleaning, deodorization, defleaing, replacements, or personal injuries.

DESCRIPTION OF PET: Resident may keep only the pet described and pictured below. Resident may not substitute any other pet for this one. Neither the Resident nor Resident's guests or occupants may bring any other pet to include, but not limited to: mammal, reptile, bird, fish, or rodent. Resident is responsible for the pet's actions at all times. Resident agrees to abide by these rules:

- The pet must not disturb the neighbors or other residents, regardless of whether the pet is inside or outside the dwelling.
- Dogs, cats, and support animals must be housebroken. All other pets must be caged at all times. No pet offspring are allowed.
- Resident is responsible for cleaning up after pet(s).

UNACCEPTABLE DOG BREEDS: The following are a list of unacceptable dog breeds and are not permitted on the premises at any time. It includes any mix thereof. Alaskan Malamutes, Akita, American Bull Dog, American Pit Bull Terrier, American Staffordshire Terrier, Beauceron, Boxers, Caucasian Mountain Dog, Chow, Doberman Pinscher, German Sheppard, Great Dane, Keeshond, Pit Bull, Presa Canario, Rottweiler, Siberian Husky, Wolf Hybrid, or any mix thereof.

Mixed Breeds will need to be verified by a licensed veterinarian that they do not believe that dog is not a mix of the above list.

RENTER'S INSURANCE: Is required per the lease agreement and must include animal liability and damage. Brio Properties must be named as additionally insured or an additional interest.

COMPLAINTS ABOUT PETS: Resident agrees that approval or denial of all pet(s) is at the sole discretion of owner or agent. Owner or agent reserves the right to withdraw consent by giving the Resident 7 days written notice to remove pet(s) from the premises for any reason including but not limited to noise, barking, disturbances, damage, threatening behavior towards other Resident or employees of owner or agent. In the event the pet(s) are not removed after notice, Resident will be subject to eviction.

REMOVAL OR RESTRAINT OF PETS: On request of Owner, to protect all parties, Resident agrees to remove the pet(s) during showings, and to restrain the pet(s) when any invitees of Owner are present.

MOVE-OUT: When Resident vacates, Resident will pay for defleaing, deodorizing, and shampooing to protect future residents from possible health hazards, regardless of how long the pet was there. Owner will arrange for these services. Resident will be responsible for FULL replacement cost of carpet, carpet pad, walls, blinds, flooring, scratched up doors and door jambs, grass, bushes or other items damaged in any way by pet(s).

Please attach a picture of the pet.

Pet name: _____ Type of animal & Breed: _____

Color: _____ Weight: _____ Age: _____ Date of Last Rabies Shot: _____

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Pet's owner: _____

Owner's Signature _____ Resident Signature: _____