

FETTER PROPERTIES MGMT., INC.

SPECIAL PET RESPONSIBILITY ADDENDUM

Rats, Mice, Snakes, Ferrets, Lixar, Iguanas, Rabbits, Etc, are forbidden. No Rottweilers, Doberman Pincers, Pit Bulls, Chow, German Shepard, Akita, or any other breed of dog with a vicious history will NOT be allowed. Other breeds and other types of animals may be excluded at the Landlords discretion. No dogs over 40 lbs will be allowed without the expressed written permission by Fetter Properties Management, Inc. If the weight of an animal is contested the burden of proof is on the pet owner.

For the premises located at _____ it is hereby agreed by and between Landlord and Resident that Landlord will allow Resident to have the following described pet, and no others, in the leased premises upon and subject to the terms and conditions of this addendum, and Resident hereby agrees to comply therewith.

1. Description of pet _____
(Inaccurate description of pet shall cause revocation of this consent.)
2. The pet shall not be allowed out of the leased premises unless it is in the custody of a responsible person and on a leash.
3. The pet shall not be curbed on shrubbery, flowers or small trees and Resident will pick up pet's waste and dispose of same.
4. Resident will be responsible and will pay for any and all damages or destruction caused by the pet to the leased premises, appurtenances, any furnishings or other property of the Landlord, apartment building and surrounding areas. It is the responsibility of the Resident to include the repair of damaged items to their former condition and/or replacement where necessary, in the sole opinion of Landlord. This also includes treatment of fleas or ticks. It is recommended to treat your pet with a pest control substance regularly.
5. Resident agrees to put the pet out for board or otherwise remove the pet from leased premises for the balance of lease term if the pet is or becomes a nuisance or annoyance or interferes with the rights or enjoyment of other residents, or because of any noise or smells emanating from the pet, or damage by the pet, or if Landlord subsequently revokes this consent.
6. If requested, Resident will furnish Landlord with a copy of a comprehensive personal liability policy covering any loss or injury to Landlord and to any other residents, visitors, invitees or employees in the apartment building or other areas.
7. Resident acknowledges and agrees that Landlord may revoke this consent and/or amend and change Landlord's rules and regulations including any pertaining to pets without prior notice to Resident at any time, and Resident shall abide by such amendments or changes.
8. In consideration for the privilege of keeping the pet, Resident hereby deposits an additional \$200.00 as an added money NONREFUNDABLE fee under this addendum, and Resident agrees to pay for all damages incurred by the pet over and above this amount. Resident also agrees to pay additional rent in the amount of 5% per pet of the monthly rent for each month they keep the pet.
9. If an unauthorized pet is found on or in the Resident's property the Resident will be fined \$100 per pet in addition to unauthorized pet rent.
10. The Resident is not allowed to pet sit or have any visiting pets without prior authorization.

Resident _____ Resident _____
Resident _____