



Pet Addendum

PET SCREENING IS A REQUIRED PART OF THE APPLICATION PROCESS FOR ALL APPLICANTS:

A welcoming environment is paramount to all of our residents with or without pets as well as animals. To help ensure ALL of our residents understand our pet and animal-related policies, we use a third-party screening service and require EVERYONE to complete a profile. This process ensures we have formalized pet and animal-related policy acknowledgments and more accurate records to create greater mutual accountability.

For and in consideration of the fees set forth below and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Landlord agrees to accept pets provided that Tenant agrees to and meets the following terms and conditions.

This Addendum is executed in connection with and made a part of that certain Residential Lease entered into between the parties hereto with respect to the Premises described therein and above (the "Lease"). Except as expressly modified by this Addendum, all other terms and conditions of the Lease shall remain unchanged and in full force and effect.

To the extent the terms and provisions of the Lease and this Addendum conflict, the terms and provisions of this Addendum shall prevail.

PET IDENTITY. Only the animal(s) listed and described in the pet screening application (collectively, the "Pet") is authorized under this agreement. Additional animals must be approved by Landlord in writing in advance of entry upon the Premises.

Regardless of prior consent, Key Partners Property Mgmt, LLC reserves the right to have any pet removed from the property if it is determined that the pet poses a threat to the safety or condition of the property or any people in the property or the community.

Key Partners Property Mgmt, LLC charges a pet fee each month for each of your pets. The term "pet fee" is simply a fee you will pay for the allowance of your pet to occupy the rental unit with you. Pet fees are charged on a monthly basis and are paid with your property rent.

TENANT LIABILITY. Tenants are responsible to ensure that the Pet will not cause danger, damage, nuisance, and noise or health hazard. Tenant agrees to clean up after the Pet and agrees to accept full responsibility and liability for

any damage, injury or actions arising from or caused by the Pet to the Premises, grounds, common areas, walks, parking areas, landscaping or gardens.

REGISTRATION/IMMUNIZATION. Tenant agrees to register and immunize the Pet in accordance with all applicable laws and requirements.

PET TRAINING AND HISTORY. Tenant warrants that the Pet is housebroken. Tenant warrants that Pet has no history of causing physical harm to persons or property, such as biting, scratching, chewing, etc. and further warrants that the animal has no vicious history or tendencies.

MISCELLANEOUS REGULATIONS. Tenant agrees to observe the following regulations: Dogs and cats must be controlled at all times and must be kept on a short leash while in common areas or on the grounds. Barking dogs will not be tolerated if it is a nuisance to others. Agent suggests all pets be kenneled when not home in an elevated kennel with accident pads underneath. Proper disposal of cat litter (securely bagged) will be done on a frequent basis. Odors arising from cat litter will not be tolerated. Birds will be properly caged. Seeds and droppings will be shielded or caught to prevent accumulation and/or damage to carpeting/floors. Fish aquariums will not leak and will be cleaned regularly to prevent foul water and/or odors. If any term or condition herein is breached or violated, Landlord shall have the right to require Tenant to immediately remove the Pet from the Premises. Cancellation of Landlord's permission granted pursuant to this Addendum will not constitute a waiver of Tenant's responsibility for any damages or any other right or remedy of Landlord under the Lease.

OTHER TERMS. See Move in Instructions

Upon execution of this Addendum, Tenant shall deliver the sum(s) set forth above (if any) as the "Pet Deposit", "Pet Admin Fee", and/or the "Pet Charge." The "Pet Deposit" shall be held for the Term, as separate and independent security for Tenant's performance of its obligations as specified in this Addendum with respect to the Pet. Landlord may withhold from the Pet Deposit such amounts as are reasonably damage caused by Pet to the Premises, to compensate Landlord for any claims or damages sustained as a result of Tenant's failure to perform its obligations specified herein, and as may otherwise be return the full amount of the Pet Deposit or furnish to Tenant a written itemized list of the damages for which the Pet Deposit or any portion thereof is withheld (along with the balance thereof, if any). Refund may be made by one check, jointly payable to all known persons and entities constituting the Tenant. Such refund check and any itemization of damages may be refunded to one Tenant only.

The Pet Deposit does not constitute liquidated damages and nothing herein shall limit Landlord's right to recover actual damages in excess thereof, or permit Tenant to apply any portion thereof in lieu of payment of any Rent due under the Lease.

The Pet Deposit may be held in an interest bearing account. Any interest earned shall be paid to Landlord (or its property manager if and as so designated from time to time). If Landlord conveys its interest under this Lease, the Pet Deposit may be turned over to Landlord's grantees or assigns. In such case, Tenant hereby releases Landlord from any liability and shall look solely to such grantee or assign with respect to the Pet Deposit.

IF YOU ARE DISABLED AND HAVE A "SERVICE ANIMAL", YOU HAVE THE RIGHT TO POSSESS SUCH ANIMAL WITHOUT THE PAYMENT OF ANY FEE. YOU ARE, HOWEVER, STILL RESPONSIBLE FOR ANY DAMAGE OR CLEANING ARISING FROM THE ANIMAL'S PRESENCE ON THE PREMISES. IF YOU CLAIM SUCH DISABILITY, LANDLORD HAS THE RIGHT TO REQUEST VERIFICATION FROM A HEALTH CARE PROVIDER.

Please note that Service Animals differ from Emotional Support Animals and may/will fall under different guidelines/requirements.