



DWELLING UNIT RENTAL AGREEMENT PET ADDENDUM

FOR ADDRESS: _____ # _____
LEASE DATED: ____/____/____

THIS RIDER is hereby made a part of and incorporated as **part of the lease for the unit listed above.**
IN THE EVENT OF A CONFLICT IN TERMS, THE TERMS AND CONDITIONS OF THIS RIDER(S) SHALL GOVERN OVER THE TERMS AND CONDITIONS OF THE AFORESAID LEASE.

PET RIDER

This is a standard joint and severally liable lease with an added pet (or pets).
The parties hereto agree to the following:

1. **There is a maximum of 2 pets** allowed in pet designated Units.
2. **Lessee shall properly dispose of pet waste and clean up after the Pet at all times** on the Premises, in all common areas as well as in all areas of the building in which the Premises are situated. If solid pet waste is found near the dwelling unit, or representative of Haverkamp Properties observes a tenant not properly disposing of pet waste there will be a \$30 fine for a first violation. The first repeat violation warrants a \$100 fine and subsequent repeat violations warrant a \$200 fine. Cat litter must be disposed of properly. **Do not** dispose of litter in any of the unit's plumbing (toilet, sink, etc...). If the tenant is found to be disposing of the litter in such a manner the tenant may be held liable for necessary repairs.
3. **Lessee shall keep the Pet reasonably quiet at all times.** In the event an objectionable noise violation it is the responsibility of the lessee to rectify the situation in a reasonable amount of time. Tenant must be back in compliance and remain in compliance with the lease after receiving written notice from the Landlord.
4. **Lessee agrees that the Pet shall not be taken outside the Premises, (including on the patio or balcony), unless the Pet is on a leash.** The Pet shall be walked only in the area(s) so designated by Lessor from time to time.
5. **Lessee shall not allow objectionable odors to emanate from the premises.** In the event of an odor violation it is the responsibility of the lessee to incur all costs to rectify the situation in a reasonable amount of time. Tenant must be back in compliance and remain in compliance with the lease after receiving written notice from the Landlord.
6. **Additional charges will be deducted as necessary from the deposit under the turnover section of paragraph 59 under the additional rules and provisions if pet urine damage is present and not covered by the existing turnover fee deducted.**
7. **Lessee agrees that in the event of any violation of the terms and conditions set forth above, the Lessor shall have the right to demand removal of the Pet from the Premises.** Any refusal by Lessee to immediately comply with such demand shall be deemed to be a material breach of the Lease, in which event Lessee shall forfeit the aforesaid Pet Deposit to Lessor and Lessor shall be entitled to any and all other remedies provided by law or equity.

PROPERTIES THAT ALLOW APPROVED PETS WITH PET RIDER

- **CATS:** Allowed all apartments (max 2)
- **DOGS:** Units with direct, ground-level outside access only (max 2)

PETS ALLOWED WITH A PET RIDER AGREEMENT: Smaller dogs only; dogs under 30 pounds at maturity. **No Pit-bull, German Shepherd or Rotweiler breeds**

If Lessee removes the pet either upon demand or by choice, Lessor shall return the aforesaid Pet Deposit to Lessee less damages, if any, 30 days after the end of the lease in conjunction with an inspection of the Premises or to the building or to the common areas where the Premises are situated.

Lessee agrees to pay the sum of **\$250.00 "Pet Security Deposit"** to the Lessor upon the execution hereof,
AND

Lessee agrees to pay a sum of \$_____ **per month** (\$50/month for the first pet and \$70/month for two pets) in addition the current monthly rental agreement. **NEW MONTHLY RENT: \$ _____**

NOTES: _____

TYPE OF PET(S) AND NAME(S): _____

TENANT: _____ (Sign) _____ (Print) DATE: ____/____/____

TENANT: _____ (Sign) _____ (Print) DATE: ____/____/____

TENANT: _____ (Sign) _____ (Print) DATE: ____/____/____

LANDLORD: _____ (Sign) DATE: ____/____/____