

Hinez Property Management, LLC.

PET ADDENDUM

Hinez Property Management, LLC. (HPM) is a pet friendly community.

- All residents will be required to bring pet(s) picture to the management office.
- All residents with pets are required to submit a veterinarian statement establishing the general health, breed or breed mix of the pet and the proof of current rabies shots and licenses required by law.
- All pets must be house trained.
- We allow a maximum of **two (2) pets** per house/apartment.
- All male cats must be neutered and all female cats must be spayed.
- Pet shall not be over **40 lbs** limit fully grown.
- Birds or rabbits shall not be let out of cage.
- Water container for fish shall not be over **30 gallons**.
- Pet(s) are not to be outside the apartment/house unattended (including patios and balconies).

Pet(s) will only be approved with Owner's prior written consent.

Pet Fees:

- Additional Non-Refundable Pet Deposit for 1st pet: **\$400.00** and additional pet(s): **\$400.00**.
- Non-Refundable Fee for 1st pet: **\$400.00** and additional pet(s): **\$400.00**.
- Additional Monthly Pet Rent for 1st pet: **\$25.00** and additional pet(s): **\$25.00**.
- **Pet Deposit and Monthly Pet Fee** (no proration) must be **PAID IN FULL** prior to pet arrival in the apartment/house.

Restrictions:

We will accept all breeds of dogs at least six (6) months old, except the following or any combination of mixed breed that contain any of the following:

- | | |
|---------------------|----------------------|
| • Akita | • Great Dane |
| • Alaskan Malamute | • Husky |
| • Chow | • Pit Bull Terriers* |
| • Dalmatian | • Rottweiler |
| • Doberman Pinscher | • Saint Bernard |
| • German Shepherd | • Wolf Dog Hybrids |

*(including all Pit Bull breeds - American Pit Bull Terriers, American or Irish Staffordshire Terriers, Bull Terriers, Pit Bulls, American Bull Dogs, and Presa Canario).

We reserve the right to add additional breeds or families to this list of prohibited breeds at any time.

Hinez Property Management, LLC.

PET ADDENDUM

This addendum is a part of the Lease Agreement dated: _____, _____.

THIS ADDENDUM is entered into by and between HINEZ PROPERTY MANAGEMENT, LLC. (HPM), "Owner/Agent" and _____, "TENANT"

Tenant is renting from Owner/Agent the premises located at:

_____ Unit # (if applicable) _____

This addendum states the following additional terms, conditions and rules and shall be and is incorporated into the Rental Agreement/Lease between Owner/Agent and Residents/Lessee(s).

Landlord/Manager agrees to permit the following animal(s), and no others, to dwell on the premises subject to the terms listed below:

Pet 1:

Type: _____ Breed: _____

Name: _____ Weight: _____ Color: _____

Gender: _____ Age: _____ License # _____

Pet 2:

Type: _____ Breed: _____

Name: _____ Weight: _____ Color: _____

Gender: _____ Age: _____ License # _____

Tenant(s) desire to keep the above described pet on the Property and the above referenced LEASE AGREEMENT specifically prohibits allowing animals on the Property. The LEASE AGREEMENT is hereby amended by this PET ADDENDUM to grant such authorization to the Tenant(s). In exchange for authorization to keep the pet on the premises, the Tenant(s) agree to following terms and conditions.

1. Tenants agree that this Agreement applies only to the specific pet described above and that no other pet may be substituted. Tenants agree to furnish the Owners with a picture of their pet prior to occupancy.
2. Tenant(s) agree to prevent the pet from damaging any part of the Property. This authorization to keep the pet on premises is conditional in that the pet is understood to be house broken.
3. Tenants agree to register pet and adhere to local ordinances and requirments, including immunize pet, leash and licensing laws and requirements.
4. Tenant(s) is responsible and liable for:

Hinez Property Management, LLC.

- a) any damage to the Property or any item in the Property caused by any pet;
 - b) any personal injuries to any person caused by any pet; and
 - c) any damage to any person's property caused by any pet.
5. Tenant(s) will pay all costs that are necessary to clean, deodorize, deflea, or repair any part of the Property, including but not limited to the carpets, doors, walls, stains, windows, screens, appliances, yard, fences, or landscaping that any pet causes, regardless of ownership of said pet and agrees to restore the property to its original condition at their expense..
- a) Tenant(s) agree to immediately pay for any injury, damage, loss, or expense caused by the pet (in this regard, it is expressly understood that at no time shall the Tenant(s) apply any part of the Pet Deposit towards such amounts due, but rather, the Tenant(s) shall make restitution immediately and separately from the Pet Deposit.
 - b) Tenant agrees to control flea infestation and will exterminate if necessary, and upon demand, in any and all areas affected with full cost to be paid by Tenant(s).
6. If there is a flea infestation, after the tenant has moved, which makes the property unsuitable for rent, the tenant is responsible for the loss of rent to the owner. The average flea treatment takes 45-60 days. No security deposit will be disbursed until the flea issue is resolved.
7. Tenant(s) agree to keep the pet from from being unnecessarily noisy or aggressive and causing any annoyance or discomfort to others and will remedy immediately remedy any complaints made through the Owners or Manager concerning the pet.
- a) Tenant(s) agree to prevent the pet from barking, yipping, or making any other noise disturbance.
 - b) Tenant(s) agree to keep the pet under control at all times.
8. Tenants agree not to breed or allow the pet to reproduce, but if this should occur, the pet's offspring will be placed within eight weeks of birth.
9. Tenant(s) agree to hold the Owner/Landlord harmless from all liability arising from the Tenant's ownership or keeping of the pet, including but not limited to any liability resulting from the Owner/Landlord turning said pet over to local pet policing authorities should the pet be found, neglected, or unsupervised for extended periods.
One-bite rule: If the tenant(s) dog bites a person, the tenant is automatically on notice of the one bite rule. If a second occurrence of a dog bite occurs, the tenant must remove the dog and this Pet Addendum will be canceled.
10. Tenants agree that the Owners reserve the right to revoke permission to keep the pet should the Tenants break this agreement. Tenants will be given 3 days to remove the pet from the premises.
11. 14) Any animals on the property not registered under this Rental Agreement will be presumed to be strays and will be disposed of according to law, at the option of the Landlord.
12. Tenant understands they are solely responsible and liable for the behavior and actions of the animal. At the Landlord/Manager's request, the Tenant agrees to remove the animal permanently from the premises should they become a threat or a nuisance.

Hinez Property Management, LLC.

13. Tenants agree to immediately pay for any damage, loss, or expense caused by their pet, and in addition, they will add \$0 to their security/cleaning deposit, which may be used for cleaning, repairs or delinquent rent when Tenants vacate. This added deposit, or what remains of it when pet damages have been assessed, will be returned to Tenants within 30 days after they have proved that they no longer keep this pet.
14. (____) (____) Tenant(s) agree to promptly and thoroughly remove any daily pet waste (inside and outside the property), urine, feces, or other from the Property, including all living areas, garages, yards, porches, patios, and decks.
15. There is a \$400 non-refundable pet deposit per pet.
16. (____) (____) Renter's Insurance Addition: Tenant must add Pet Liabilities to Renter's Insurance and provide an updated copy of Renter's Insurance.

Pet Fee(s)

Upon execution of this PET ADDENDUM, Tenant(s) will pay the Landlord the following:

- X Pay the Landlord/Manager a one-time nonrefundable fee upon the execution of this agreement in the amount of \$400/pet (max 2 pets), and/or,
- X (____) (____) Pay an additional monthly rent payment upon the execution of the agreement in the amount of **\$25/month** per pet which shall be paid in the same manner as rent according to the Lease Agreement, and/or,
- X (____) (____) Pay an additional Non-Refundable Pet Deposit in the amount of **\$400**, which will not be refunded under the terms of the Lease Agreement at the termination of tenancy, provided all terms of this agreement are met. The Non-Refundable Pet Deposit is not an increase in the Security Deposit in the Lease Agreement and is not made part of the Security Deposit for all purposes. Any refund of the Security Deposit, including this increase, is governed by the terms and conditions set forth in the Lease Agreement.

Landlord/Manager reserves the right to cancel this agreement at their sole discretion. Cancellation of this agreement shall in no way nullify the Rental Lease Agreement.

Landlord/Manager Signature Date
Hinez Property Management, LLC.

Tenant/Lessee Signature Date

Tenant Print Name

Tenant Signature Date

Tenant/Lessee Signature Date

Tenant Print Name

Tenant Print Name