



PET ADDENDUM

DATE: _____

THIS IS AN ADDENDUM TO THE RESIDENTIAL LEASE AGREEMENT entered into on _____, between INVEST WEST MANAGEMENT, LLC, hereinafter referred to as Landlord, and _____, hereinafter referred to as Tenant(s), residing at _____.

For consideration of allowing ONE pet at the above address tenants agree to the following:

1. To pay a Pet Deposit totaling \$_____. This is an additional refundable deposit.
2. Pet will not be allowed to annoy or cause a nuisance to other people. If the management receives complaints, tenant agrees to immediately remove pet from the premise upon written notification.
3. Tenant agrees to keep the pet on a leash when outside of own home.
4. Tenant agrees to accept responsibility and to pay promptly for any and all damage caused by the pet to the home, its interior and the yard area or to any other persons or their property. This includes, however is not limited to, flooring, carpets, and doors.
5. Tenant agrees to keep the pet secured at all times when not supervised.
6. Violation of the above rules will result in cancellation of this agreement or eviction of tenant.
7. NOTICE: THIS AGREEMENT REFERS TO THE ONE PET ONLY. In the event of the death or removal of the pet from the premises for whatever reason, the Landlord will be notified. Replacement pets will NOT be allowed, without the Landlords prior approval.
8. Description of Pet: _____

9. If the pet is responsible for damages that exceed the pet deposit, Landlord is authorized to use security deposit to recover the balance. If damage exceeds both sums, Landlord shall have the right to proceed against tenant recover expenses.

I/we, the undersigned, agree to the above terms and conditions:

TENANT(S):

LANDLORD: INVEST WEST MANAGEMENT, LLC

BY: PROPERTY MANAGER