RedBird Homes LLC

Pet Addendum

The Landlord hereby grants the Resident permission for the following pet(s) on the premises (No other animals are allowed on the premises, even on a short-term or temporary basis). The Resident must submit photos of the following pets:

Breed _____ Weight _____ Color _____ Name _____

Breed _____ Weight _____ Color _____ Name _____

Breed _____ Weight _____ Color _____ Name _____

Deceased animals or animals no longer living at the home can be removed from the lease after a minimum of one calendar year of animal rent. The landlord will do an inspection to verify that the animal is no longer at the home.

1. There is a Non-Refundable Deposit of $300 for pets, plus a $50 per month pet fee.
2. The Resident agrees to purchase special liability insurance that would cover injuries or damage that may be caused by the pet(s). Residents also agree to list the Landlord as an "additional insured" on the policy.
3. The pet(s) shall be on a lease or otherwise under the Resident's control, and not left unattended when it is outside the Resident's home. In addition, they shall have an identification tag on the pet(s)
4. The Resident agrees to immediately clean up after their pet(s), both inside and outside the premises, and to dispose of any pet waste promptly and properly.
5. The Resident agrees not to leave food or water for their pet(s) outside the premises, where it may attract wild animals.
6. The Resident agrees to abide by all local, city, or state ordinances, licensing, and health requirements regarding pets, including vaccinations.
7. Pet(s) shall not cause any sort of nuisance or disturbance to neighbors. Noise, day or night, must not disturb others. The Resident agrees to do whatever is necessary to keep their pet(s) from making noise that would cause annoyance to others and take steps to immediately remedy complaints by neighbors made to the Landlord.
8. Resident agrees to immediately pay for damages or expenses caused by their pet(s).
9. Failure to comply with the terms of this addendum shall give the Landlord the right to revoke permission to keep the pet(s), and is also grounds for immediate termination of the Standard Lease Agreement, and the Resident shall be liable for any damages caused by the pet(s), and the deposit shall be applied to said damages.

ACCEPTANCE OF PET ADDENDUM:

RESIDENT SIGNATURE:_____ **DATE:**_____

RESIDENT SIGNATURE:_____ **DATE:**_____

PROPERTY MANAGER:_____ **DATE:**_____