

Almar Property Management, LLC.

Pet Addendum

Lessor hereby grants Lessee; the privilege of keeping a pet at the listed premises to which Lessor and Lessee are a party under a certain Residential Lease Agreement dated the ____ day of _____, 20____ covering the premises commonly known as _____ # _____, Wood County, Ohio 43402.

In the event of a violation of any of the following terms and conditions Almar Property Management, LLC. Shall have the right to immediately cancel this agreement and require the Lessee to immediately remove the pet from the premises. Cancellation of this agreement will not apply as a waiver of the Lessee's Agreement. Monthly fees and non-refundable monies paid at the start of the Lease are strictly for the privilege of having a pet and will not be used toward any damage caused by the pet. Almar Property Management, LLC. Agrees to waive the pet restrictions of the Residential Lease Agreement provided that the Lessee agrees to and meets the following terms and condition.

1. No Exotic Pets Allowed. Only the pet listed and described below is authorized under this Addendum
 2. Dog Breed Restrictions. No pit bull (including pit bull combination), chow or any mixture of any breed deemed presumptively vicious shall be permitted.
 3. Lessee Agrees to Clean up after pet. Lessee will not permit the pet to endanger any person or animal, damage any property, create any nuisance by noise or health hazard or soil the apartment, premises, ground or common areas. Lessee agrees to clean up after the pet and agrees to accept full responsibility and liability for any damages, injury or actions arising from or caused by the pet. Any clean-up of pet feces by the Lessor shall be cause for a \$50.00 fee per occurrence to be assessed against Lessee.
 4. Lessee Agrees to Register and License the Pet in Accordance With Local Laws And Requirements. All required license and vaccination tags shall be worn by pet at all times.
 5. Lessee warrants that the pet is housebroken. Lessee warrants that the pet has no history of causing physical harm to persons or property and further warrants that the pet has no vicious history or tendency.
 6. Leash Requirement. All pets must be kept on a short leash while the common area or on the property. Cat litter shall not be flushed down the toilet. Any and all cat litter must be properly bagged and secured and placed in appropriate trash receptacles on a regular and frequent basis.
 7. Lessee warrants that the pet has received all necessary vaccinations; including but not limited to rabies vaccinations.
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8. Lessor must approve all pets prior to the acceptance of this addendum and Lessor has the authority to deny any pet. Lessee shall provide Lessor with a photograph of the pet for Lessor's records.

9. Identification of Pet.

TYPE: _____

BREED: _____

COLOR: _____

NAME: _____

AGE: _____

WEIGHT: _____

TAG #: _____

10. Lessee shall pay a non-refundable pet fee of \$500.00 per pet.

11. Lessor shall have the right to enter the premises without 24 hour notice given before hand for an inspection to determine if damage is being caused by the pet.

12. When it becomes necessary for Lessor to show the premises to perspective tenants after 24 hour notice has been given it is the responsibility of the Lessee to assure that the pet will not stop anyone from coming into the premises and shall be secured at all times during any such showings.

Lessee Signature

Lessee Address

Lessor Signature