



14 Seventh Avenue North • St. Cloud, MN 56303 • Phone (320) 656-4118 • Fax (320) 259-4098

PET RESPONSIBILITY LEASE ADDENDUM

This pet lease agreement shall constitute an addendum to the leasing agreement between MaxCel Management, Inc., Agent for the Owner, and _____, Resident for apartment # _____ at _____.

1. By paying an additional \$_____ per month rent, Residents are hereby authorized to keep a pet, which is described below, on the premises of the above apartment until the lease expires. Authorization may be terminated sooner if the Residents' right to occupancy is lawfully terminated or if the Residents or the Residents' family, guests, or invitee violates the pet rules listed below in any way.
2. In consideration for the privilege of keeping the pet, the Residents hereby deposits an additional \$_____ as an added money deposit under this lease. Refund of this security deposit shall be subject to all the terms and conditions set forth in the lease and the Security Deposit Agreement. The additional security deposit is not refundable prior to the surrender of the apartment by all residents even if the pet has been removed
3. The additional security deposit under this Pet Addendum is not a limit for the Residents' liability for property damages and/or personal injuries. This applies to carpets, doors, walls, windows, screens, appliances, or any other part of the apartment or complex including landscaping. If such items cannot be satisfactorily cleaned or repaired, Residents must pay for complete replacement by Management. Payment for damages shall be due immediately upon demand. Residents shall be strictly liable for the entire amount of any injuries to the person or property of others caused by such pet. Resident agrees to hold Management harmless from such liability but rather assume that liability themselves.
4. Upon move-out of the Residents, the carpet will be professionally cleaned and deodorized in order to protect future residents from possible health hazards, regardless of how long the pet occupied the premises. Such shampooing, defleaing, and/or deodorization will be arranged by Management and will be deducted from the above mentioned deposit upon move out.
5. A veterinarian statement must be provided prior to move-in that shows that the pet has been spayed or neutered, de-clawed, and has had all current vaccinations of respiratory diseases, rabies, and distemper.
6. Residents agree that the pet will not disturb the rights, comfort, and convenience of other residents. This applies whether the pet is inside or outside of the Residents' apartment.
7. When the pet is outside the apartment, the pet shall be kept on a leash and under the Residents' supervision at all times. Residents will not permit the pet to defecate

anywhere on the apartment complex, including parking lot, grass area, etc. If such event should occur, the Resident will be responsible for immediate removal of the waste.

8. The pet shall not be tied to any fixed object anywhere on the apartment complex.
9. Residents shall comply with all local city ordinances regarding pet control, licensing, and vaccinations.
10. Litter boxes must be kept clean and odor-free at all times. Proper disposal is required by placing the contents in a garbage bag and disposing of it promptly in the dumpster. If any of the contents are spilled in any common areas, it is the Residents' responsibility to clean it immediately.

Residents agree to immediately and permanently remove the pet from the premises if:

1) Management receives reasonable complaints from other residents 2) Management determines that the pet has disturbed the rights, comforts, or conveniences of other residents 3) the pet has damaged the property.

Residents acknowledge that no other oral or written agreement exists regarding this Pet Addendum except for reasonable rule changes that require that the Pet Addendum must be modified only in writing.

Pet's Name _____ Sex of Pet _____ Male _____ Female

Breed _____ Weight _____ Age _____

Color _____ Pet Type _____

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Breed _____ Weight _____ Age _____

Color _____ Pet Type _____

(All Residents Must Sign)

Resident Date Resident Date

Resident Date Resident Date

MaxCel Management, Inc. Date