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## Pet Addendum

This addendum is agreed to, and shall be made part of, the lease between Fairfax Station Enterprises, LLC and Mr. John Doe for the leased premises located at 701 Edgewater Drive, Apt 101, Salisbury, Maryland.

**PLEASE NOTE**, ANY PITT BULL, ROTTWEILER OR ANY ANCESTOR AFFILIATED WITH THESE BREEDS ARE NOT ALLOWED ON THE LEASED PREMISES AND ARE EXCLUDED FROM THIS PET AGREEMENT. NON-DOMESTICATED ANIMALS, including, but not limited to, snakes, rodents, ferrets, pot belly pigs, alligators, iguanas, etc., ARE NOT PERMITTED AND ARE ALSO EXCLUDED FROM THIS PET AGREEMENT.

1. A PICTURE of your pet, current RABIES REGISTRATION and LICENSE are required PRIOR TO APPROVAL.

TYPE OF PET: \_\_\_\_\_ Dog \_\_\_\_\_ Breed: \_\_\_\_\_ Labrador \_\_\_\_\_  
FULL GROWN WEIGHT: \_\_\_\_\_ 65 lbs \_\_\_\_\_ (Not to exceed 65 lbs. full grown)  
COLOR OF PET: \_\_\_\_\_ Brown \_\_\_\_\_ PETS NAME: \_\_\_\_\_ Jax \_\_\_\_\_

2. LESSEE agrees that said pet can be kept upon the Leased Premises subject to Lessee abiding by the following rules and regulations:
- a. A monthly pet fee of \$25.00 per pet, in addition to monthly rent, is to be paid on the 1<sup>st</sup> day of every month without formal demand.
  - b. The Lessor acknowledges the right of any blind or deaf Lessee to keep a dog in the Leased Premises that has been certified as being specially trained to aid the Lessee in his handicap.
  - c. Pet shall be accompanied by an adult, be on a leash and kept in an area designated by the Lessor when outside the home.
  - d. Pets found unsupervised shall be removed by the Lessee within 24 hours after receipt of written notice from the Lessor.
  - e. Tenant understands and agrees to promptly remove and properly dispose of all pet waste, and shall not curb the pet on the shrubbery, flowers, and/or small trees. Failure to do so may result in pet clean up fees and/or the removal of the pet from the premises.
  - f. Lessee agrees to compensate Lessor for any damages to Lessor's property as a result of quartering said pet upon receipt of invoice from Lessor itemizing damages.
  - g. Pets causing annoyance to anyone in the community in the opinion of the Lessor shall be removed, by the Lessee, within 48 hours after receipt of written notice from the Lessor.
  - h. It is further agreed that Fairfax Station Enterprises, LLC or its successors can make changes at any time and for any reason to this pet policy and can request the removal of your pet within 48 hours after receipt of written notification from Lessor. This decision is based solely on the discretion Fairfax Station Enterprises, LLC or its successors.
  - i. Pet must remain a weight limitation of 65 pounds when fully grown.
  - j. Any dog or cat must have current said rabies registration and license prior to move-in and remain current while residing at this Apartment Community.
  - k. Pets are required to have regular flea and tick treatments during tenant's occupancy.
  - l. Pets shall not be left on patios and/or balconies unattended.

It is further understood and agreed that Lessee shall pay a one-time sum of \$ 250.00 pet fee and that the said fee is a one-time non-refundable fee and that Lessee will be charged an extermination fee upon vacating said Leased Premises.

ATTACH COPIES OF CURRENT RABIES REGISTRATION, LICENSE AND ANY OTHER INFORMATION REQUIRED TO THIS Agreement as well. Thank you

IN WITNESS WHEREOF, the Lessor and Lessees, parties hereto, have set forth their hands and seals on the day and year above written.

**Witness and Attest:**

BY: \_\_\_\_\_  
John Doe **TENANT**

\_\_\_\_\_  
**WITNESS**

BY: \_\_\_\_\_  
**TENANT**

\_\_\_\_\_  
**WITNESS**

BY: \_\_\_\_\_  
**TENANT**

\_\_\_\_\_  
**WITNESS**

BY: \_\_\_\_\_  
\_\_\_\_\_, **GUARANTOR**

\_\_\_\_\_  
**WITNESS**

BY: \_\_\_\_\_  
\_\_\_\_\_, **GUARANTOR**

\_\_\_\_\_  
**WITNESS**

BY: \_\_\_\_\_  
\_\_\_\_\_, **GUARANTOR**

\_\_\_\_\_  
**WITNESS**

BY: \_\_\_\_\_  
**FAIRFAX STATION ENTERPRISES, LLC LANDLORD**

\_\_\_\_\_  
**WITNESS**