

This Addendum is hereby incorporated into and made a part of the Lease Contract dated _____, between Real Property Management Blue Sky ("Agent") and _____ ("Resident") for the property located at _____. The terms and conditions outlined in this Addendum shall have the same force and effect as if fully set forth in the Lease Contract. In the event of any conflict between the terms of this Addendum and the Lease Contract, the terms of this Addendum shall control.

ANIMALS PERMITTED: Animals permitted include dogs, cats, birds, small-caged mammals, and fish (less than or equal to 20 gallon tank). Visiting pets are not permitted.

PROHIBITED ANIMALS: Prohibited dog breeds include but are not limited to American Pit Bull Terrier, American Staffordshire Terrier, Bull Mastiff, Chow, Doberman, Pit Bull, Presa Canario, Rottweiler, Wolf, Wolf hybrids, any combination mix of the foregoing breeds, and any other breed or type that Agent deems to have similar characteristics. Prohibited pets/animals include livestock, farm animals, monkeys, malamutes, pot-bellied pigs, snakes, tarantulas, and other poisonous, dangerous, or exotic animals. Agent reserves the right to reject a pet for any reason Agent deems appropriate. The resident must remove an unpermitted/rejected animal within 24 hours of receiving notice from us, or the resident will be considered a default on this lease contract.

VIOLATIONS: If Resident or any guest or occupant violates animal restrictions (with or without Resident's knowledge), Resident will be subject to charges, damages, eviction, and other remedies provided in this Lease Contract. If an animal has been in the home at any time during the Resident's term of occupancy (with or without our consent), Agent will charge the Resident for removing fleas, deodorizing, and shampooing.

DOGS AND CATS: Dogs must be spayed or neutered and housebroken. Cats are not permitted unless it has been de-clawed, spayed or neutered, and house-broken. Veterinary proof is required. The use of a litter box is required, as well as regular disposal and cleaning of waste. You may not dispose of litter in toilets, even if the litter is marked "flushable". Cat litter can cause clogs in the pipes and flooding. The resident shall be responsible for all damage caused by violation of these rules.

FISH: Fish Stand must be sturdy. No aquarium with a capacity greater than twenty (20) gallons shall be kept on the Premises. Residents shall be responsible for all damage caused by leakage or breakage from any aquarium.

INJURIES: The resident (s) shall be strictly liable for the entire amount of any injury to any person or premises caused by the animal and shall indemnify Real Property Management Blue Sky for all litigation costs and attorney's fees resulting from the same.

ANIMAL RULES: Residents are responsible for the animal's actions at all times. Residents agree to abide by the following rules:

- Residents agree that an animal will not disturb the rights, comforts, and conveniences of neighbors or others. This applies whether the animal is inside or outside of the premises. The animal may not cause damage to the premises.
- Resident and resident must have a sanitary waste remover, bag, or other device and agree to remove and properly dispose of any animal waste on or off premises.
- Animals shall not be tied to any fixed object outside the dwelling unit, including patio areas, walkways, stairs, parking areas, grassy areas, or any other part of the premises. Animals shall not be contained in a non-conditioned part of the dwelling, such as a garage.
- Animals must be fed and watered inside the dwelling unit, and animal food or water may not be left outside the dwelling unit at any time.
- Animals shall be kept on a leash and under Resident(s) or resident supervision when outside the house or private fenced yard area.
- Resident(s) agrees to comply with all applicable governmental laws and regulations related to animals.
- Tenants agree to provide their animal with an identification tag that the animal will always wear while on the premises.
- Tenants agree not to breed or allow the animal to reproduce, but if this should occur, the animal's offspring will be placed within eight weeks of birth.

ANIMAL(S) HISTORY: Resident represents that the animal(s) is not vicious and has not bitten, attacked, harmed, or menaced anyone in the past.

RIGHT TO CHANGE: Agent shall, from time to time, have the right to make reasonable changes and additions to the animal rules.

VIOLATION OF RULES: If any rule or provision of this Animal Policy is violated by Resident, Resident guests or occupants in the sole judgment of Agent, Resident(s) shall immediately (within twenty-four (24) hours) and permanently remove the animal from the premises upon written notice from Agent or Agent Representative. Failure to remove the animal(s) or comply with Animal Policy will be grounds for lease termination and eviction.

COMPLAINTS ABOUT ANIMAL(S): Residents agree to immediately and permanently remove the animal from the premises if Agent or Agent Representative receives reasonable complaints from neighbors or other Residents or if Agent, in Agent's sole discretion, determines that the animal has disturbed the rights, comforts, or conveniences of neighbors or other Residents.



LIABILITY FOR DAMAGES, CLEANING, ETC: Resident shall be jointly and severally liable for the entire amount of all damages caused by such animal and all cleaning, defleaing, and deodorizing required because of such animal. This applies to floors, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances, and any other part of the dwelling unit, landscaping, or other improvements on the premises. If such items cannot be satisfactorily cleaned or repaired, the Resident must pay for complete replacement by the Agent. Animal odors and stains are “extraordinary damage” and NOT “normal wear and tear.” Payment for damages, repairs, cleaning, replacements, etc., will be debited from the Animal and/or Lease Deposit, and additional payment shall be due immediately upon demand. Resident shall be strictly liable for the entire amount of injury to the person or premises of others caused by such animal. The Resident shall indemnify the agent for all litigation costs and attorney’s fees resulting from the same.

ACCEPTANCE

Resident: _____ Date: _____

Resident: _____ Date: _____

