

**PET ADDENDUM**

PET ADDENDUM TO LEASE BETWEEN TnT Flinchum Property Management Corp.,  
AND \_\_\_\_\_ . Dated \_\_\_\_\_ .  
PROPERTY ADDRESS \_\_\_\_\_

In order to allow the resident(s) to keep and maintain a pet in the residence the resident agrees to fully and faithfully comply with the following conditions.

Monthly rental payment changed from \$ \_\_\_\_\_ to \$ \_\_\_\_\_ ; effective \_\_\_\_\_ .  
First month's proration changed from \$ \_\_\_\_\_ to \$ \_\_\_\_\_ .  
Last month's proration changed from \$ \_\_\_\_\_ to \$ \_\_\_\_\_ .  
Additional pet deposit of \$ \_\_\_\_\_ is required.

1. Resident(s) will need to provide a recent photograph of pet(s) for us to maintain in their file prior to our signing this document and a letter from a veterinarian on their letterhead must be provided stating pet will not exceed weight limit at full growth.
2. At time of occupancy the resident(s) agrees with one of the following:  
 \_\_\_\_\_ A. Resident(s) will place with management a pet damage deposit of \$250.00 per pet. The pet deposit will not be used during residency but will be held to be applied to any damages upon vacancy. An additional \$25.00 per month/per pet rental fee will be charged.  
 \_\_\_\_\_ B. An additional \$35.00 per month/per pet rental fee will be charged.
3. Pet will not exceed **thirty five (35)** pounds total weight at full growth.
4. Pet will not be tied, chained or left unattended on patios, balconies, outside buildings, or in common areas. The resident agrees that under no circumstances are pets allowed to run loose.
5. The resident agrees to control the pet and will not permit any offensive odors to develop inside or outside of the residence. The resident(s) will be responsible for cleaning up pet wastes; failure to do so will result in a fee. This fee will be deducted from the pet deposit, and the resident(s) will have twenty-one (21) days to replenish the deposit or remove the pet from the premises.
6. Pet must be crated or removed from the property for showings or you must be present. If this is not done your authorization to have the pet may be rescinded.
7. If in the opinion of the property manager, the pet becomes a nuisance, the pet will need to be removed from the community. Refusal to remove the pet from the premises may result in eviction.
8. Pets must be inoculated and licensed in accordance with local ordinances within 7 days of occupancy. The resident(s) agrees to bear the full responsibility for any and all damages or injures to others that might be caused by the pet.
9. If the pet is removed from the residence, the pet deposit will not be refunded until the premises have been vacated at lease expiration and rent will remain the same through the current lease.
10. Resident agrees to have entire unit fumigated professionally for fleas and odors upon vacating and will provide TNT with paid receipt from a licensed exterminator or TNT will have unit fumigated and deduct charge from resident's Security Deposit.

**PET TYPE:** \_\_\_\_\_ **BREED** \_\_\_\_\_ **COLOR** \_\_\_\_\_ **LBS.** \_\_\_\_\_ **NAME** \_\_\_\_\_ **AGE** \_\_\_\_\_

\_\_\_\_ **NO PET:** The undersigned do hereby state that no pets will be present at the property **visiting or otherwise, indoor or out** and understand that the unauthorized presence of a pet is subject to a **non-refundable \$200 per pet per month fee**, the pet must be removed, an inspection made, and professionally fumigated at resident(s) expense. Also, the unauthorized presence of a pet is grounds for termination of the lease.

Resident Signature	Date	Resident Signature	Date
Resident Signature	Date	Resident Signature	Date
Management	Date		