

# Knighthawk LLC

A Dragonfyre Company

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## PET ADDENDUM

Tenant(s) (Proposed Pet Owner Name; please print): \_\_\_\_\_  
Address: \_\_\_\_\_

Description of pet(s): (photograph/digital image must be provided for each pet)

Type \_\_\_\_\_ Breed \_\_\_\_\_ Size \_\_\_\_\_ Weight \_\_\_\_\_ Color \_\_\_\_\_ Name \_\_\_\_\_

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Only pets listed above, which have also been registered and approved by the Owner/Agent in your Residential rental application, may be kept on the Property/property grounds. **No other living creatures** (to include animals and/or insects) **of any kind** are permitted on the rental premises. Harboring a visiting pet is a violation of your lease, and if you do so, we will charge **\$150.00** for disinfecting and cleaning the apartment. The Owner/Agent grants to Tenant(s) permission to keep the aforementioned pet(s) subject to the following terms and conditions:

Non-refundable fee \$250.00 Additional Monthly Rent \$15.00 Additional Pet Deposit \$NA

1. It is mutually agreed between the parties that Tenant(s) may keep the pet(s) described above.
2. Tenant(s) agrees that this agreement is only for the specific pet(s) described above and agrees to remove any of the pet's offspring within 30 days of birth. In addition, any pet offspring found on the Property/premises may also be a violation of the lease and result in immediate eviction/repossession. Any animal found on the premises other than the pet(s) specified above will be considered a stray and removed at Tenant(s)'s expense. Upon the death or removal of pet(s) listed on this Addendum, permission for pet(s) is revoked. You may not substitute one pet for another. All pets must be registered and approved.
3. Tenant(s) agrees to have an identification tag on pet(s) whenever it is outside the premises.
4. Pets must be confined to the pet owner's apartment, must not be allowed to roam free, and may not be tied unattended in any common area. Pets are bound by local/state leash and attendance laws as well as feces laws.
5. Tenant(s) agrees to immediately clean up after the pet(s), both inside and outside the premises, and to dispose of any pet waste promptly and properly. Cat litter **MAY NOT** be disposed of in toilets or sinks. Non-compliance will result in immediate revocation of permission to keep the pet(s) and is grounds for eviction/repossession.
6. Feeding, caring for, or otherwise aiding stray animals is prohibited. Injured or stray animals shall be reported to the local animal control authority for pick up. Birdfeeders are prohibited within 50 feet of any building.
7. Tenant(s) agrees not to leave food or water for the pet outside the premises, where it may attract other animals.
8. Tenant(s) agrees to abide by all local, city, or state ordinances, licensing, and health requirements regarding pets, including vaccinations and all other documented concerns by any other appropriate government agency.
9. Pets may not be used for commercial purposes. All pets must be spayed/neutered & all cats must be declawed.
10. No aquarium with a capacity greater than 25 gallons shall be kept on the Property/premises. Tenant(s) must place aquariums in a safe location, on a shelf, table, or the floor, which gives the aquarium enough support. Tenant(s) shall be responsible for all damage caused by leakage or breakage from any aquarium/water habitat.
11. The pet shall not cause any sort of nuisance, disturbance or threat to neighbors or damage/destruction of property. Examples of nuisance include (but are not limited to) personal injury or property damage, making noise continuously and/or incessantly for a period of 10 minutes or intermittently for ½ hour, animals who relieve themselves on the walls, floors, or common areas, animals who exhibit aggressive or vicious behavior, as well as pets that are conspicuously unclean or parasite-infested/ridden. Non-compliance will result in revocation of permission to keep the pet(s), immediately in the case of an emergency, or otherwise on five (5) days' notice and/or eviction/repossession.
12. Tenant(s) agrees to immediately pay for any damage, loss or expense caused by the pet(s) (meaning the damage, etc., will be fixed when it occurs, and not at the end of the lease). Any payment not made for such damage or expense will be a lease violation and cause for eviction/repossession as well as other legal action.
13. Failure to comply with the terms of this addendum shall give Owner/Agent the right to revoke permission to keep pet(s) and is also grounds for immediate Lease termination, eviction/repossession, and Tenant(s) shall be liable/responsible for any damages caused by the pet, despite whether or not they still reside at the Property.

Tenant #1: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant #2: \_\_\_\_\_ Date: \_\_\_\_\_

Owner/Manager: \_\_\_\_\_ Date: \_\_\_\_\_