

Carolina Foothills Real Estate Pet Addendum

This agreement constitutes an addendum to the residential rental agreement dated the ____ day of _____, 20____ between Carolina Foothills Real Estate (CFRE) and _____ (hereinafter tenants), for the property located at _____ (hereinafter premises).

Tenant(s) wishes to keep the following pet(s) at the premises:

Breed: _____ Color: _____ Weight: _____ Age: _____

Permission to keep the pet(s) is restricted to the particular pet(s) described above and no additions or substitutions are allowed. Permission to keep the pet(s) is expressly conditioned upon the tenant(s) full and complete compliance with the provisions of this agreement. Tenant(s) agrees pet(s) will not cause damage to carpets or other items in or on the premises. If tenant(s) is unwilling or unable to comply with the terms and conditions of this Pet Addendum, Landlord (Agent), without liability, may deliver a ten (10) days written notice to require that the pet(s) is permanently removed from the premises or, in the alternative, the tenant(s) vacate the premises. Tenant(s) vacating does not release them from fulfilling the lease.

The pet(s) must be kept in the premises, on a leash or carried at all times. The pet(s) will not be allowed to run loose on the grounds or in the other common areas of the premises. All cats must be indoor cats. They are not allowed outside to run freely. Tenant(s) also agrees to pick up all waste and dispose of it properly. Non-compliance will result in the tenant(s) vacate the premises. Tenant(s) vacating does not release them from fulfilling the lease.

The tenant(s) shall not allow pet(s) to create excessive noise or cause a disturbance to other residents of the building or community. If the pet(s) should bite or cause any harm to any person including but not limited to other tenant(s) in the building, maintenance personnel, or personnel of the Landlord (Agent), the Landlord (Agent) may terminate the lease immediately. Tenant(s) will remain liable under the terms of the lease until a new tenant(s) is found to occupy the premises.

Tenant(s) agrees to accept responsibility and to pay for any damage caused by the pet(s) to any portion of the premises or its contents, the common areas and to any person or persons and their property, in or on the premises. Tenant(s) further agrees the pet(s) will be crated when any maintenance contractors enter to perform maintenance, the property manager enters the unit to show the property to a prospective tenant, or during any inspections.

A non-refundable pet fee will be, per the lease agreement, due prior to occupancy. This fee is not used to cover any damages or cost of the flea treatment. Puppies and kittens two (2) years of age or less will have a \$500 per pet fee, dogs and cats over two (2) years of age will have a \$350 per pet. There is a maximum of two (2) pets allowed

At the end of the lease, the tenant(s) agree that the pet will be removed from the unit for approximately four to six hours, so that the premise can be sprayed for fleas or as instructed by the spraying company. A copy of the receipt must be provided or charges will be deducted from the Security Deposit.

Witness as to Tenant

Tenant Date

Witness as to Tenant

Tenant Date

Witness as to Tenant

Tenant Date

Witness as to Tenant

Tenant Date

Witness as to Landlord (Agent)

Landlord (Agent) Date

This Pet Addendum becomes part of the Residential Lease Agreement once signed.