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Sloane Realty Animal Addendum

This Addendum is attached to and a part of a Rental Agreement dated _____ between **SLOANE REALTY** as Landlord and _____ as Tenant for the premises commonly known as _____

The Landlord grants the undersigned Tenant permission to keep the following animal/pet(s) as verified in the Pet screening as submitted by the Tenant.

TYPE	AGE	BREED	NAME	SIZE/COLOR

The undersigned Tenant agrees to the following conditions:

1. In addition to regular rent, Tenant agrees to pay Landlord a total animal admin fee (AAF) of \$_____ for the initial term. Said AAF shall be payable in monthly installments of \$_____, as additional rent under the same terms as rent.
2. Evidence of unauthorized animals being kept at the property without permission shall result in a five hundred (\$500.00) assessment plus retroactively assessed AAF from the start of the current term and the Tenant is required to apply for permission to keep the animal within seven (7) days or have the animal removed immediately upon notification from Landlord. All cats and dogs must be screened via the current Landlord animal screening process.
3. Tenant agrees that removal of a animal from the property for any reason will not result in a reduction of the AAF until such time as the current Rental Agreement term is renewed / extended or terminated.
4. Tenant understands that the AAF is not escrowed or otherwise set aside to pay for damages.
5. Tenant also agrees that carpets / flooring will be tested for urine, flea treated, and cleaned by a professional carpet cleaning company selected by the Landlord upon move out. Documentation must be provided to Landlord when possession is returned as proof of compliance.
6. Tenant is to keep only the animals specifically listed above and CANNOT substitute any other animal without permission of the Landlord. No other animal(s) or offspring, not even for temporary care, will be permitted without the Landlord’s permission. Tenant cannot “babysit” or do any caretaking of any nature, for another party on the premises for any friend, relative or acquaintance at any time without Landlord’s written permission.
7. Tenant agrees to keep their animals under control at all times and abide by the County or City codes pertaining to animals and Tenant agrees to keep their animal restrained when it is outside of the dwelling.

8. Tenant agrees to dispose of all animal feces on the premises properly and promptly, even if it is not from his/her animal.
9. The animal may not cause any damage to the premises, nor may the animal cause any discomfort, annoyance, or nuisance to any other Tenant on the premises or any neighboring properties (i.e. barking, growling, chasing, running free, etc.). Tenant will remedy immediately any complaints made through the Landlord.
10. The Landlord requires that the Tenant maintain Renter's Insurance with specific coverage for animals while residing at the premises. The Landlord must be listed as an Additional Interest (also known as Third Party Designee) on the Tenant Policy. Tenant policy must cover animal property damage and liability should the animal cause injury to a person. If not maintained by the Tenant, Landlord may require that the animal be removed from the property.
11. Tenant agrees to follow all rules and regulations as set forth by any Neighborhood or Homeowner's association and it is the Tenant's responsibility to determine what rules may apply to the Tenant.
12. Tenant guarantees to Landlord the animal(s) listed above will maintain the appropriate vaccinations required by governing agencies including, but not limited to, the County, City or State. Tenant will be responsible to show proof of updated vaccinations upon renewal of the lease.
13. Landlord reserves the right to revoke permission to keep the animal should the Tenant break this agreement.
14. Tenant agrees to remove the animal if there is any incident or report of violent behavior of his or her animal(s).
15. Tenant agrees to indemnify, defend and hold Landlord harmless from and against all claims, actions, suits, judgments and demands brought by another party due to any activity or damage caused by the Tenant's animal.
16. In any action or proceeding arising out of this agreement, the prevailing party shall be entitled to reasonable attorney's fees and costs.
17. Tenant agrees to make arrangements for animal care when maintenance or other employees need to enter the premises.

Landlord's Remedies for Violation;

1. Removal of animal by Tenants. If, in Landlord's sole judgment, any rule or provision of its Animal Policy is violated by Tenants or their guests, Tenants shall immediately and permanently remove the animal(s) from the premises upon written notice from Landlord. The requirement of removal shall not relieve Tenant of any liabilities regarding the lease agreement (i.e. Tenant cannot abandon the lease as a result of being required to remove the animal(s)). Tenant is still responsible for any AAF as required by the lease until the end of the current term.
2. Removal of animal by Property Landlord. If, in Landlord's sole judgment, Tenants have abandoned the animal(s), left it for any extended period without food or water, failed to care for it if it is sick, or left it unattended in violation of the rules herein, then Landlord may, upon one day's prior written notice left in a conspicuous place, and in accordance with the terms of the lease dealing with entry of the premises, enter the dwelling unit to remove the animal(s), and turn the animal(s) over to the humane society or local authority. Landlord shall not be liable for loss, harm, sickness, or death of the animal(s) unless due to Landlord's negligence.
3. Cleaning and Repairs. All Tenants shall be jointly and severally liable for the entire amount of all damages caused by the animal(s). If any item cannot be satisfactorily cleaned or repaired, Tenants must pay for complete replacement of such item. If urine odor is detectable, carpet may be treated or replaced at a cost to the Tenant, Tenant may also be liable for any additional costs associated with urine odor removal.
4. Injuries. Tenants shall be strictly liable for the entire amount of any injury to any person or property caused by the animal, and shall indemnify Landlord for all costs resulting from same.

