

PET ADDENDUM

Date _____

Pet's Name: _____ Picture of Pet: _____ **Staple Here**

Type of Pet: _____ Pet's Age: _____ Pet's Weight: _____

Description: _____

This Pet Addendum is for the premises known as:

(Unit #) (Complex Name) (Address)

HOLTON MOUNTAIN RENTALS RESERVES THE RIGHT TO REFUSE ANY PET.

Tenant agrees to pay **\$500.00** for a pet deposit and a NON-REFUNDABLE PET FEE per pet. The pet deposit is **\$300.00**. This is to ensure that Tenant's One (1) PET (picture attached, description above) be allowed to occupy the dwelling unit. **\$200.00 of the \$500.00 is to be paid as a NON-REFUNDABLE PET FEE.** In addition Tenant acknowledges that this amount is reasonable. Tenant agrees to pay for a flea spray-out by a qualified, licensed local exterminator who guarantees their work at the expiration or termination of occupancy of the Lease Contract. Landlord will have the flea spray-out done at Tenant's expense and deducted from the remaining \$300.00 pet deposit. The balance of the pet deposit is refundable conditioned upon the premises being left in good condition.

Tenant further agrees that the pet must be under constant supervision when outside and that any droppings or feces must be picked up and disposed of by Tenant. Tenant understands that if the pet is running loose, the Tenant must be standing nearby. Tenant also understands that if the pet is running loose and the owner is not in sight, then the Tenant is in violation of this Pet Addendum to Tenant's Lease Contract. Any inside litter boxes must be emptied in a plastic bag and put in dumpster or trashcan on a regular basis to prevent odor in the dwelling unit. It is also understood that the pet must not become a nuisance to the neighbors or other parties. Pet cannot be put on a chain, rope or leash and left outside.

No pets under 12 months old are permitted in the dwelling unit and or on the premises at any time because of the damage they can cause. Landlord reserves the right to require a veterinarian's proof of a pet's age at Tenant's expense. No breed of dog or other animal that has or tends to have vicious tendencies is allowed in, or on, or about the dwelling unit or premises at any time. We typically will consider dogs, cats, ferrets, and birds as qualifying pets for these dwelling units.

Tenant agrees to reimburse the Landlord for any primary or secondary damages caused by the keeping of a pet as allowed by this Pet Addendum, whether the damage is to the dwelling unit or to any common areas or grounds used in conjunction with them, and to indemnify Landlord from any liability to third parties and to hold Landlord harmless from any liability which may result from Tenant's keeping of such pet or pets. Landlord strongly recommends Tenant get Tenant liability insurance. Tenant shall remove any pet previously permitted under this Pet Addendum within 24 hours after written notification from Landlord that the pet, in Landlord's sole and absolute subjective opinion, is undesirable. If the pet is caused to be removed pursuant to this Pet Addendum, Landlord shall not be required to refund the pet deposit fee, except as stated in the first paragraph; provided, however, Tenant shall be entitled to acquire and keep another pet of the type previously authorized under these same terms and conditions.

If any of the policies of this pet addendum or the Pet Rules and Regulations for all Pet Owners that are made part of this pet addendum are not followed to the letter, Landlord has the right to demand that the animal be removed within 24 hours. IF Tenant fails to remove pet from premises after such demand to remove pet or shall have more pets than authorized under a written Pet Addendum then Tenant agrees that he is responsible for paying **an extra rent of \$200 per day or partial day for each day the unauthorized pet** is in or about the dwelling unit or premises. See "Pets" (Article II, Section 47) for more details. Refusal to honor such demand shall constitute breach of the Lease Contract to which this addendum is made a part.

The undersigned certify that they have read and agreed to the above terms and conditions.

Tenant (SEAL) Tenant (SEAL)

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Landlord: _____ Owner(s) by: _____
dba HOLTON MOUNTAIN RENTALS
(HOLTON MANAGEMENT, INC.), Agent of the owner(s)

Leasing Agent Initials _____

Approved:
 Pet deposit paid Check Number _____ Employee Initials _____ Date _____ Tag Number _____

Pet Rules and Regulations for all Pet Owners:

Please read pet addendum for more detailed information

Holton Mountain Rentals hopes this year will be an enjoyable and pleasant experience for you, your pet and your neighbors. To insure this for all tenants, please read the following rules and regulations very carefully.

1. All pet owners must clean up after their pets. Properly dispose of pet feces in the dumpster. If Holton Mountain Rentals finds it necessary to cleanup after tenant's pets, Tenant can be assessed a monthly clean up fee for removal of pet feces. Tenant is responsible for cleaning up Tenant's pet's feces. Tenant will be charged \$35.00 per hour, prorated for partial hours with a minimum charge of \$20.00 per time if Landlord has to clean up pet feces because Tenant didn't.
2. Dogs are not to run loose! They are to be on a leash at all times when outside the dwelling unit. We are extremely serious about this rule and you will be in violation of your lease contract if this should occur.
3. All animals must be registered with Watauga County and Holton Mountain Rentals (HMR). You must register your dog with * Watauga County before registering it with our office. Upon registration at each location, you will receive identification tags. (You must have the county tag to receive the HMR tag.) Any animal without identification tags is subject to being picked up by animal control and the owner being fined.
4. You must show proof from your pet's veterinarian that your pet has had all appropriate shots and vaccinations required by law.
5. Pets can weigh no more than **45 lbs**.
6. If Tenant should decide to get another pet, Tenant must first check with our office. There must be a separate written Pet Addendum for each pet. No more than 2 pets per dwelling unit are allowed.
7. **No Puppies or Kittens less than 12 months old.**
8. If your pet should become aggressive toward other animals or people you will be asked to remove pet from the grounds immediately!
9. Tenant is responsible for complying with the terms and conditions of Pet Addendum.

Again, we want all tenants to enjoy living in your complex. If problems should occur, our office can only help if we have been informed of the problem. We welcome your call and will keep all calls confidential.

Sincerely,

Holton Mountain Rentals

* WATAUGA COUNTY DOG TAGS CAN BE PURCHASED AT THE WATAUGA COUNTY COURT HOUSE IN THE TAX OFFICE OR AT ANIMAL CONTROL 672 LANDFILL RD. FOR \$2.00.

01/01/04