

<u>Animai Addendum</u>					
This ANIMAL ADDENDUM is made on	between Incline Property Management				
(Owner) and	(Resident) jointly and severally, who have agreed to				
modify the Residential Lease (the "Lease") between Owner and Resident date follows:	d as				
 DEFINITIONS: Whenever the following capitalized words are used in the Ad All capitalized words which are defined in this Addendum and are not defined i Addendum. 					
Cat: Dog: Other :					
Name(s):					
Breed(s): Color(s):	Age(s):				
Weight: Spayed/Neutered? <u>Cats Only</u> : Indoo	or/Outdoor Declawed				
Animal Deposit \$ Animal Fee \$	Animal Rent \$				
ESA/Service Animal Documentation Received ESA/Se	ervice Animal Waiver Approved				
2. PERMISSION : Owner grants permission to Resident to keep the Animal, an and conditions of the Lease Agreement and this Addendum. Owner may revowith any of the terms of Addendum or Lease.	ke permission at any time if Resident fails to comply				
3. ANIMAL DEPOSIT AND FEE: Resident has deposited the Animal Deposit conditions of the Lease and this Addendum, including, but not limited to, the re of Animal damage and flea and other pest infestation, at the completion of the security deposit and be subject to all of the other terms and conditions regarding Fee as a non-refundable deposit to induce the Owner to grant permission for the Fee will not be refunded, even if the Animal is subsequently removed from the the end of the lease term.	turn of the Premises in good and clean condition, free lease term. The Animal Deposit shall be added to the ng the security deposit. Resident has paid the Animal ne Animal(s). Resident understands that the Animal				

- 4. ANIMAL RENT: In addition to the monthly rent outlined in the lease agreement, Resident shall pay the Animal Rent for each month or part of the month that the Animal is on the Premises. The Animal shall be considered to be on the Premises until the Animal is removed, Resident has given the Owner written notice that the Animal has been removed, Owner has confirmed the removal by an inspection of the Premises, and any and all pests have been exterminated. The Animal Rent shall be payable in the same manner as rent. ANIMAL RENT IS NOT A CONSIDERATION FOR ANY DAMAGES CAUSED BY THE ANIMAL.
- 5. ANIMAL CONTROL: Resident shall keep the Animal in accordance with all applicable laws and ordinances, including licensing the Animal, keeping current all applicable vaccinations, and leashing the Animal when outdoors. Resident shall promptly remove and properly dispose of all Animal waste, and shall not permit the Animal on the shrubbery, flowers, or small trees. Resident shall not permit the Animal to bark, howl, or otherwise emit noises in such a level, frequency, or time as to disturb others. Resident shall not keep the Animal on the premises if the Animal is or becomes vicious or threatening, bites or attacks any person or other Animal, or otherwise is or becomes a nuisance. Resident shall not leave the Animal on the premises unattended for any period in excess of 24 hours. Resident shall provide proper care, food, and shelter for the Animal and not abuse the Animal in any way. No breeding of the Animal shall be permitted on the premises.
- 6. CONDITION OF PREMISES: Resident shall be responsible for all damage caused by the Animal to the premise, including all repairs and replacements considered appropriate by the Owner. Upon termination of the lease or removal of the Animal from the premise, whichever occurs first, Resident shall have the premises professionally exterminated and the carpets professionally cleaned and deodorized at Resident's cost through companies approved by Owner. Resident shall provide Owner with copies of paid receipts for the extermination costs and carpet replacement or floor refinishing if necessary for 30 days after the Animal is removed from the premise and the required extermination and cleaning are complete, even if prior to that time the security deposit and Animal Deposit have been returned to Resident.

Resident Initial's	Date

- 7. **ADDITIONAL ENTRY RIGHTS**: In addition to Owner's rights under the Lease, if Owner receives any complaint regarding the Animal or otherwise has reason to believe that a violation regarding the Animal has occurred, Owner and/or Agent may enter the Premises to investigate the possible violation. Owner and Agent will only enter the Premises under this provision on reasonable notice and at reasonable time unless the circumstances require otherwise, such as in the event of an emergency, Resident's absence from the Premises, or Resident's attempted evasion of the requirements of the Lease or this Addendum. Additionally, Resident must secure the animal during any inspections or maintenance calls at the direction of the Owner or Owner's Representative. Any service call fees charged to the Owner due to failure to secure the animal will be the responsibility of the Resident.
- 8. **REMOVAL OF ANIMAL:** In an emergency, or if the Animal becomes vicious, appears severely ill, or otherwise behaves in a manner that Owner or Agent believes poses an immediate threat to the health and safety of the Animal or others, Owner or an Owner's Representative may enter the Premises and remove, or cause to be removed, the Animal and take any other action which Owner or Owner's Representative considers appropriate, including placing the Animal in shelter or other similar facility. In such an event, the Resident shall be responsible for all costs incurred. Owner shall only act under this paragraph if the Resident has failed to take corrective action within a reasonable time after being requested to do so or if the Resident is not available.
- 9. **INTERPRETATION**: This Addendum supplements the terms and conditions of the Lease. If any provision of this Addendum conflicts with any provision of the Lease, this Addendum shall control. All rights and remedies of the Owner are cumulative. Any default under this Addendum shall constitute a default under the Lease.

10. OTHER PROVISIONS: Animals must screen through https://inclinepm.petscreening.com annually for continued permission treside on the premises. The undersigned hereby acknowledges and agrees to the terms of this Animal Addendum which is part of the Residential Lease Agreement. RESIDENT OR RESIDENTS: (All Residents Must Sign) OWNER OR OWNER'S REPRESENTATIVE					
Signature	Date	Signature	Date		
Name		Name			
Signature	Date				
Name					
Signature	Date				
Name					
Signature	Date				
Name					
Signature	Date				
Name					

Resident Initial's