

BOLLIN LIGON WALKER
REALTORS®, P.A.
Since 1932

PET ADDENDUM TO LEASE

Tenant's Name _____

Address _____

Type of Pet _____

Pet Deposit _____

Check # _____

Date added and collected _____

The tenant agrees to the following terms and condition:

1. Only the pet listed above is allowed at the property.
2. Tenant agrees to replace **ALL** carpet at property if cat/dog damages the carpet. Tenant agrees to refinish hardwood floors if cat/dog damages the flooring. Bollin Ligon Walker has noted prior to occupancy all stains on carpet/hardwood floors throughout property. Tenant understands that **security deposit and pet deposit** will not cover the expense of replacing/refinishing the carpet/hardwood floors throughout property. If replacement or refinishing is required, tenant agrees to pay **full balance** of replacement/refinishing cost over what security and pet deposit would be. Tenant agrees this pertains to **any** damages including **fleas**. Tenant takes full responsibility to pay rent until the property can start to be shown.
3. If there is a flea infestation, after the tenant has moved, which makes the property unsuitable for rent, the tenant is responsible for the loss of rent to the owner. The average flea treatment takes 45-60 days. No security deposit will be disbursed until the flea issue is resolved.
4. Pet will not be a danger to neighbors or service repairmen. Pet will not damage property on interior or exterior. Tenant agrees to clean up after pet and agrees to full responsibility and liability for any damage, injury, or actions arising from or caused by pet.
5. Tenant agrees to control pet at all times. Excessive barking will not be tolerated, and pet cannot interfere with the neighbors' peaceful enjoyment of their homes.
6. If tenant is not responsible for lawn maintenance, tenant will "scoop the poop" on a regular basis so yard service can have clean access to lawn.
7. Tenant agrees to register pet in accordance with local laws and requirements. Tenant agrees to immunize pet in accordance with local laws and requirements. Tenant must abide by city license law and all leash ordinances.
8. **Bollin Ligon Walker Realtors, P.A. will hold pet deposit for 60 days after vacating property to insure property is free of fleas and damage caused by pet. Pet Deposit will not be disbursed with security deposit. There is a \$200 pet deposit per pet.**

In the event of a violation of any terms/conditions, Bollin Ligon Walker shall have the right to immediately cancel this pet addendum and require the pet to be immediately removed from the property. Cancellation of this pet agreement will not imply a waiver of the tenant's responsibility for any damage(s) or allow the tenant to be released from the lease terms.

Tenant

Date