

PET ADDENDUM TO LEASE

This Pet Addendum to Lease is made as and a part of the Lease Agreement dated _____, 20____
between _____, LESSEES, and
THREE OAKS PROPERTIES LLC, as Agent for _____, LESSOR
for the property known as _____, Apt. # _____ **Ypsilanti, MI 48197.**

- A. **Description of Pet(s):** The aforementioned lease provides that no pets are permitted on or about the Leased Premises without LESSOR'S prior written consent. LESSEE agrees that at no time will there be more than two (2) pets in the Leased Premises. Lessee is hereby permitted to have only the following described Pet(s), subject to the terms and conditions of this Pet Addendum.

Type of Pet(s): _____

No other pet(s) shall be permitted by LESSEE'S in or about the premises at any time.

Pet Fees: LESSEE will pay LESSOR a Pet Deposit of THREE HUNDRED 00/100 Dollars (\$300.00) of which \$150.00 is non-refundable and \$150.00 is refundable, subject to inspection of unit upon move-out. In addition, Lessee agrees to pay **\$25.00** per month as rent for the privilege of having a pet.

Pet Records: LESSEE agrees to provide proof of yearly inoculation records, a current photograph of pet and to provide names and phone numbers of current veterinarian and/or alternate caregiver.

- B. **Pet Rules:** LESSEE agrees to abide by the following:

1. **Nuisance.** The Pet may not cause any damage to the Premises. Nor may the Pet cause any discomfort, annoyance or nuisance to any other resident or LESSOR.
2. **Sanitary Problems.** The Pet may not be fed or given water, or allowed to urinate or defecate, on any unprotected floor inside the Leased Premises or common areas.
3. **Prohibited Areas.** The Pet shall not be permitted in the hallways, laundry room, storage area, pool area, clubhouse, or other common areas.
4. **Abandonment.** LESSEE may not abandon the Pet, leave it for any extended period without food, or water, or fail to care for it if it is sick.
5. **Compliance with Laws.** LESSEE agrees to comply with all applicable governmental laws and regulations.
6. **Specific Types of Pets.** The following rules apply to specific types of pets:

- Birds:**
- A. Pet birds are limited to canaries and parakeets.
 - B. Birds must remain in cages inside the Leased Premises at all times.

- Cats:**
- A. Cats must be kept in the Apartment / house at all times except when being transported. Under no circumstance are cats allowed in common indoor or outdoor areas.
 - B. Lessee must provide and maintain an appropriate litter box.
 - C. Cat litter must be double-wrapped in plastic trash bags and clearly marked "CAT LITTER" on the outside of the bag before it is disposed of in any trash receptacle.
 - D. LESSEE shall place all cat litter in the appropriate trash container.
 - E. Cat litter may not be disposed of in toilets or laundry tubs even if the litter is marked "flushable." Cat litter can cause clogs in the pipes and flooding.
 - F. Lessee shall be responsible for all damages caused by violation of these rules.

- Dogs:**
- A. LESSEE must remove and dispose of all pet waste from both the interior and exterior common areas and grounds immediately. Lessee shall be subject to fines of \$25.00/occurrence for removal of waste and understands that continual removal may result in eviction for violation of the lease.

C. LESSOR’S Remedies for Violations

1. Removal of Pet by Lessee: If, in Lessor’s sole judgment, any rule or provision of this Pet Addendum is violated by LESSEE, members of LESSEE’S household or LESSEE’S guests or agents, LESSEE shall immediately and permanently remove the Pet from the Premises upon written notice from LESSOR.

Removal of Pet by LESSOR. If, in LESSOR’S sole judgment, LESSEE has abandoned the Pet, 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, the LESSOR may, without notice, but in accordance with the terms of the Lease dealing with entry of the Premises, enter into the leased premises to remove the Pet and turn it over to a humane society or local authority. LESSOR shall not be liable for loss, harm, sickness, or death of the Pet unless due to LESSOR’S negligence. LESSOR has no lien on the Pet for any purposes, but LESSEE shall pay for reasonable care and Kennel charges if the Pet is removed in accordance with this paragraph.

2. Cleaning and Repairs. LESSEE shall be jointly and severally liable for the entire amount of all damages caused by the Pet. If any item cannot be satisfactorily cleaned or repaired, Lessee must pay for complete replacement of such item.
3. Injuries. LESSEE shall be liable for the entire amount of any injury to any person or property caused by the Pet, and shall indemnify LESSOR for all costs of litigation and attorney’s fees, allowed by law, resulting from same.
4. Other Remedies. If any Rule or Provision of the Pet Addendum is violated, LESSOR shall, in addition to the foregoing, have all rights and remedies set forth in the Lease for violations thereof, including but not limited to eviction, damages and attorney fees as allowed by law.

LESSEE:

**LESSOR: Three Oaks Properties LLC,
Agent for the Owner**

Lessee Date

Lessor Date

Lessee Date

Lessee Date

Lessee Date

2/27/09