

REQUIREMENTS FOR POSSIBLE APPROVAL OF PET

In the event of a violation of any of the following terms and conditions, the owner/management shall have the right to immediately cancel the agreement and require the pet owner/tenant to immediately remove the pet from the premises. Cancellation of the agreement will not imply a waiver of the tenant's responsibility for any damages.

Owner/management agrees to waive the pet restrictions of the rental agreement/lease provided that the tenant and pet owner agree to and meet the following terms and conditions:

For dog owner(s): Tenant is to provide proof of liability insurance within thirty days of renting or obtaining pet. This coverage may be available with a renter's insurance policy. Insurance should name Professional Property Management Co. Inc., as additionally insured (at the very least additionally notified) and must not be allowed to expire at any time during the rental period.

1. Only the pet/pets listed and described in the addendum are authorized under the pet agreement. Additional or other pets must be approved by the owner/management.

2. Pet/pets will not cause: danger, damage, nuisance, noise, health hazard, or soil the apartment/unit, premises, grounds, common areas, walks, parking areas, landscaping or gardens. Tenant agrees to clean up after the pet and agrees to accept full responsibility and liability for any damage, injury, or actions arising from or caused by his/her pet/pets.

3. Tenant agrees to register and immunize the pet/pets in accordance with the local laws and requirements. Tenant agrees to have the pet/pets spayed/neutered.

4. Tenant warrants that the pet is housebroken. Tenant warrants that the pet/pets has no history of causing physical harm to persons or the property, such as biting, scratching, chewing, etc., and further warrants that the pet/pets has no vicious history or tendencies.

5. The tenant agrees to observe the following regulations:

Dogs and Cats: Must be controlled at all times. Dogs must be kept on a leash while in common areas or on the grounds. Tenant is responsible for ensuring that the dog(s) are securely contained so that they do not run loose or pose a threat to others. Tenant responsible for maintaining any necessary fencing to contain dog. Barking will not be tolerated in that it is considered to be a nuisance to other tenants or neighbors. Proper disposal of cat litter (securely bagged) will be done on a frequent basis. Odors arising from cat litter will not be tolerated.

Birds: Birds will be properly caged. Seeds and droppings will be shielded or caught to prevent accumulation and/or damage to the carpet, floor, wall and window treatments.

Fish: Aquariums will not leak and will be cleaned regularly to prevent foul water and/or odors. Tenants with large aquariums (over 10 gallons) will be required to provide evidence of liquid filled furniture insurance.

6. **Tenant is to be responsible for controlling flea infestation while residing, and to thoroughly de-flea the unit upon vacating the premises. Tenant also agrees to have the carpet professionally cleaned, and deodorized if needed, by a LICENSED CARPET CLEANING COMPANY upon vacating.**