

4 POINT PROPERTIES PET AGREEMENT

This agreement is attached to and is part of the Rental Agreement between 4 Point Properties, LLC, and lessee(s):

To become effective when the pet is first on the premises:

Type/ Breed:

Because the original agreement specifically prohibits keeping pets without the Brokers' permission, Lessees agree to the following terms and conditions in exchange for their permission:

The undersigned Lessee agrees to the following conditions:

1. \$200 refundable deposit and \$25/month unrefundable pet fee will be paid by Lessee for each pet, (unless an approved service animal)
2. Lessee understands they will be responsible for professional carpet cleaning at Lessee's expense during and after vacancy due to the occupancy of a pet on the Premises. Lessee also agrees that they will have carpets flea-treated, cleaned, and deodorized by a professional carpet cleaning company approved by Owner/Owner's Broker upon vacating. Documentation must be turned over to Owner/Owner's Broker as proof of compliance.
3. Lessee is to keep only the animals specifically listed above, and CANNOT substitute any other animal/pet without permission of the Owner/Owner's Broker. No other pet(s) or offspring, not even for temporary care, will be permitted without the Owner's/ Owner's Broker's permission.
4. Lessee cannot "babysit" or do any caretaking of any animal, bird or pets of any nature, for another party on the Premises for any friend, relative or acquaintance at any time without Owner's/Owner's Broker's written permission.
5. Lessee agrees to keep their pets under control at all times, and abide by the County or City codes pertaining to animals, and Lessee agrees to keep their pet restrained when it is outside of the dwelling.
6. Lessee agrees to dispose of all pet feces properly and promptly, even if it is not from his/her pet.
7. The Lessee shall not allow the pet to cause any damage to the Premises, nor allow the pet to cause any discomfort, annoyance, or nuisance to any other Lessee on the Premises or any neighboring properties (i.e. barking, growling, chasing, running free, etc.). Lessee will immediately remedy any complaints made through the Owner/Owner's Broker.
8. Lessee is required to purchase and maintain a renter's insurance policy that covers pet property damage and liability should the pet cause injury to a person. The policy must be paid in advance annually, and given to the Owner/Owner's Broker each year of occupancy that the pet resides on the property.
9. Lessee agrees to follow all rules and regulations as set forth by any Neighborhood or Homeowner's Association and it is the Lessee's responsibility to determine what rules may apply to the Lessee.
10. Lessee guarantees to Owner/Owner's Broker that the pet(s) listed above have received the appropriate vaccinations required by governing agencies including, but not limited to, the County, City, or State.
11. Owner/Owner's Broker reserves the right to revoke permission to keep the pet should the Lessee break this agreement.
12. Lessee agrees to remove the pet if there is any incident or report of violent behavior of the pet(s).
13. Lessee agrees to indemnify, defend, and hold Owner/Owner's Broker harmless from and against all claims, actions, suites, judgments, and demands brought by another party due to any activity or damage caused by the Lessee's pet.
14. In any action or proceeding arising out of this agreement, the prevailing party shall be entitled to reasonable attorney's fees and costs.
15. Lessee agrees to arrange for pet care when maintenance or other employees need to enter the Premises.

16. Lessees agree not to breed, allow the pet to reproduce or give birth on premises. pet should be spayed or neutered
17. Pet shall have all required shots/medicine including heartworm, oral flea and tick prevention up to date and continuing as long as the pet is on the premises.
18. Any animals on the property not registered under this Rental Agreement will be presumed to be strays and will be disposed of according to law, at the option of the Landlord.

Owner/owner's Broker's remedies for Violation:

1. removal of Pet by lessees. If, in the Owner's/Owner's Broker's sole judgment, any rule or provision of this Pet Agreement is violated by Lessees or their guests, Lessees shall immediately and permanently remove the pet(s) from the Premises upon written notice from Owner/Owner's Broker. The requirement of removal shall not relieve Lessee of any liabilities regarding the lease agreement (i.e. Lessee cannot abandon the lease because of being required to remove the pet(s).
2. removal of Pet by owner/owner's Broker. If, in the Owner's/Owner's Broker's sole judgment, Lessees have abandoned the pet(s), 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, then Owner/Owner's Broker may, upon one (1) day's prior written notice left in a conspicuous place, and in accordance with the terms of the lease dealing with entry of the Premises, enter the dwelling unit to remove the pet(s), and turn the pet(s) over to the humane society or local authority. Owner/Owner's Broker shall not be liable for loss, harm, sickness, or death of the pet(s) unless due to Owner/Owner's Broker's negligence.
3. cleaning and repairs. Lessee shall be jointly and separately liable for the entire amount of all damages caused by the pet(s). If any item cannot be satisfactorily cleaned or repaired, Lessees must pay for complete replacement of the item. If urine odor is detectable, carpet may be replaced at a cost to the Lessee, and Lessee may be liable for any additional costs associated with urine odor removal.
4. injuries. Lessees shall be strictly liable for the entire amount of any injury to any person or property caused by the pet, and shall indemnify Owner/Owner's Broker for all costs resulting from it.
5. Move-out. Having a pet(s) causes abnormal wear and tear to carpeted areas. After Lessees vacate the Premises, they shall provide proof of professional carpet cleaning to the Owner/Owner's Broker. Any costs associated with cleaning, flea removal, deodorizing, or any other sanitization to ensure the elimination of possible health hazards for future Lessees will be subtracted from Lessee's security deposit.
6. other remedies. This Pet Agreement is an Addendum to the Lease Agreement between the Owner/Owner's Broker and Lessees. If there is a violation of any rule or provision of this Pet Agreement, Owner/Owner's Broker shall, have all rights and remedies set forth in the Lease Agreement for violations thereof

Broker Signature

Date Signed

Lessee Signature

Date Signed

Lessee Signature

Date Signed

Lessee Signature

Date Signed

Lessee Signature

Date Signed