

**ANIMAL ADDENDUM TO
SINGLE FAMILY RESIDENCE OR CONDOMINIUM LEASE**

This is an Addendum to that SINGLE FAMILY RESIDENCE OR CONDOMINIUM LEASE with Offer Reference Date of **DATE**, including all prior addenda, between **TENANT NAME** as Tenant, and Timberview Properties, LLC as Landlord, regarding the Property located at **PROPERTY ADDRESS**. The following terms are hereby incorporated as part of the SINGLE FAMILY RESIDENCE OR CONDOMINIUM LEASE:

As it pertains to Section 9, titled ANIMALS, following amendment(s) have been instituted:

Tenant is permitted to have the following animal occupy the Property. No additional animals may be included nor added to this addendum. If the hereto mentioned animal ceases to occupy the Property, Tenant shall notify the Landlord, in writing, immediately. It is not permitted to replace the animal listed below without prior, written approval from the Landlord.

Animal Name:

Breed/Species:

Tenant attests that the animal listed above is listed on Tenant's Renter's Insurance Policy.

Tenant Initials_____

Tenant attests that Tenant has fully and accurately completed the Animal Application section in the Rental Application and understands that said application will become part of the Lease Agreement. Any information that is inaccurate and/or misleading can result in termination on the Lease Agreement. Furthermore, Tenant understands that if any information included in the Animal Application changes, Tenant shall promptly notify Landlord in writing.

Tenant Initials_____

There shall be an additional \$_____ required for an Animal Security Deposit of which at least 50% is non-refundable.

To cover added ware and tare to the Property, there shall be an additional \$_____ in monthly rent.

Tenant accepts full responsibility for the actions of the animal including but not limited to: legal liabilities, property damages, noise pollution (barking, howling, etc.), etc.

Tenant agrees to immediately dispose of any animal waste on the property. Also, any animal waste or evidence thereof discovered on the flooring inside the residence must be reported, in writing, immediately, along with proof that the animal waste has been properly cleaned and sanitized. Violations may result in a \$50 fine, AND the cost to remedy the mess.

Tenant Initials_____

Tenant: _____

Name:

Landlord, Property Manager, or Power of Attorney: _____

Name: John Butler, Manager of Timberview Properties, LLC