

TIMBERVIEW PROPERTIES
ANIMAL ADDENDUM TO TEXAS RESIDENTIAL LEASE AGREEMENT

Lease date	
Tenant(s)	
Landlord	Timberview Properties, LLC
Property address	

This Addendum is part of the Texas Residential Lease Agreement identified above, including all prior addenda (the "Lease"). As it pertains to the section of the Lease titled **ANIMALS**, the following terms apply:

- 1. Approved animal.** Tenant is permitted to keep the following animal on the Premises. No additional animals may be kept without Landlord's prior written approval. If the animal no longer lives at the Premises, Tenant shall promptly notify Landlord in writing. A replacement animal is not permitted without Landlord's prior written consent.

Animal name		Breed / species	
Color / description		Weight (lbs.)	

- 2. Animal Application and insurance.** Except for an approved assistance animal, Tenant represents that the animal is listed on Tenant's renter's insurance policy. Tenant represents that Tenant has fully and accurately completed the Animal Application, which is incorporated into this Addendum. Any misrepresentation may result in termination of the Lease. Tenant shall promptly notify Landlord of any change in the animal's status or information.

- 3. Animal charges.** Tenant shall pay:

Nonrefundable animal fee	\$
Animal deposit (refundable, subject to deductions for damage)	\$
Monthly animal rent (for additional use and anticipated damage beyond ordinary wear and tear)	\$ per month

- 4. Responsibility.** Tenant accepts full responsibility for the animal, including liability for property damage, personal injury, nuisance (noise, odors), and waste. Evidence of animal-related damage, odor, pests, or waste shall be sufficient proof of a violation, even if Tenant is not observed.
- 5. Waste.** Tenant must promptly clean up and dispose of animal waste. Animal waste found inside the Premises must be promptly reported, with proof of proper cleaning. Failure to comply may result in a Lease violation fee of up to \$250, in addition to the cost of remediation.
- 6. Assistance animals.** The animal fee, animal deposit, animal rent, and weight, breed, and species limits do not apply to an assistance animal approved under the Timberview Properties Assistance Animal Policy. Tenant remains responsible for any damage caused by an assistance animal beyond normal wear and tear, and for the animal's care and control as provided in that Policy.
- 7. Compliance with law.** Landlord will comply with all applicable requirements of federal law and the Texas Property Code, including Chapter 92, as they pertain to animals.

Agreed and signed by the parties:

Tenant (signature):	Printed name:	Date:
Tenant (signature):	Printed name:	Date:
Landlord: Timberview Properties, LLC — By (signature):	Printed name:	Date: