

JTN Property LLC

Annex# 8

PET AGREEMENT – ADDENDUM TO RENTAL AGREEMENT

This addendum is attached to and is part of the Rental/ Lease Agreement dated

between JTN Property LLC, (undersigned Property

Management Company), and (Tenant/Lessee)

covering the property at: .

City: State: Zip:

This agreement becomes effective on . (MM/DD/YYYY).

The tenant has read, understands and agrees to abide by all applicable policies as listed below pertaining to pets at the above listed location:

Initial here →

I- AUTHORIZATION OF PET(S) AT PROPERTY LOCATION

Lessor grants permission to Tenant to keep the pet(s) described herein on the premises (also referred to as Property) subject to terms and conditions of the Lease and this Addendum. Lessor may revoke permissions at any time if Tenant fails to comply with any of the terms of the Lease or this Addendum.

Tenants agree to pay the monthly Pet Charge of **\$30** per pet.

II – SERVICE GUIDE, SIGNAL, OR SUPPORT ANIMAL

Under the American Disability Act (ADA), the term “pet” excludes a service, guide, signal or support animal used by the tenant because of blindness, or deafness, or because of a physical handicap, or because the tenant is a handler or trainer of support or guide animals. The ADA defines “Service animal” as a dog that has been individually trained to do work or preforms tasks for the benefit of an individual with disability.

The Tenant does not have a pet that acts as service animal.

The tenant shall provide related information regarding the service dog as it pertains to the tenant or another occupant of the property.

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III – PET SDESCRIPTION

Tenants desire to keep the following described pet(s) –

Type:

Breed:

Name:

Weight:

Are pet vaccinations up to date?:

Has this pet ever bitten or injured a person?

in the dwelling they occupy under the Rental Agreement referred to above.

Because this agreement specifically prohibits keeping pets without the Lessors' permission, Tenants agree to the following terms and conditions in exchange for their permission:

- 1) Tenants agree that they are solely responsible for the maintenance of the above described pet, and agree to keep their pet under control at all times.
- 2) Tenants agree to keep their pet restrained, but not tethered, and under control of a responsible human companion when it is outside their dwelling.
- 3) Tenants agree to adhere to local ordinances, including leash and licensing requirements.
- 4) Tenants agree not to leave their pet unattended for unreasonable periods.
- 5) Tenants agree to clean up after their pet and to dispose of their pet's waste properly and quickly.
- 6) Tenants agree not to leave food or water for their pet or any other animal outside their dwelling where it may attract other animals.
- 7) Tenants agree to keep their pet from being unnecessarily noisy or aggressive and causing any annoyance or discomfort to others and will remedy immediately any complaints made through the Lessor or Property Manager.
- 8) Tenants agree to provide their pet with an identification tag that the pet will wear at all times while on the premises.
- 9) Tenants shall provide the following information and notify the Lessor in writing of any changes:

JTN Property LLC
950 Eagles Landing Pkwy, #767
Stockbridge, GA 30281
404-478-6521

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Emergency contact/caretaker for pet(s):

Name:

Address:

City: State: Zip:

Phone Number:

Veterinarian:

Name:

Address:

City: State: Zip:

Phone Number:

10) Tenant agrees that, if efforts to contact the tenant and emergency caretaker are unsuccessful, the landlord or landlord's agent may enter the tenant's apartment if there is reasonable cause to believe an emergency situation exists with respect to the pet(s). If it becomes necessary for the pet to be put out on board, any and all costs incurred will be the responsibility of the tenant.

11) Tenants agree not to breed or allow the pet to reproduce, but if this should occur, the pet's offspring will be placed within eight weeks of birth.

12) Tenants agree to pay a Pet Deposit of \$ 150.00 which will be used for cleaning, exterminating and repairing all pet related damages made to the above mentioned property when vacating it. The pet deposit, or what remains of it when pet damages have been assessed will also be applied towards delinquent rent when Tenants vacates. The remaining balance, will be returned to Tenants within 30 days after vacating the property.

13) Tenants agree to pay for pest infestation services resulting from pets allowed in the property by tenant after termination of occupancy

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14) Tenants agree that this Agreement applies only to the specific pet described above and that no other pet may be substituted. Tenants agree to furnish the Owner with a picture of their pet prior to occupancy.

15) Tenants agree that the Lessors reserve the right to revoke permission to keep the pet should the Tenants break this Agreement. Tenants will be given 7 days to remove the pet from the premises.

16) Any animals on the property not registered under this Rental / Lease Agreement will be presumed to be strays and will be disposed of according to law, at the option of the Lessor.

Tenant Signature: Date:

Landlord Signature: Date: