



### PET ADDENDUM

Address: 3960 S. Avenida De Las Palmas, Tucson, AZ 85730

Resident(s): Jeff Dunfield

This resident has been given permission to acquire a Golden Retriever. The tenant's previously paid Pet Deposit will go towards this new pet, provided that there are no other pets on the premises.

The following is to apply to pet(s) listed and approved by the Landlord:

1. The pet cannot exceed 45 pounds in weight at full growth, unless landlord gives permission.
2. In order to keep the grounds clean and sanitary, residents are required to clean up and dispose of pet waste in a closed container.
3. Pets must be on a leash AT ALL TIMES WHENEVER OUTSIDE THE HOME (except in an enclosed yard) - A HUMAN MUST BE ON THE OTHER END OF SAID LEASH!
4. Pets are not to be tied or staked outside the home.
5. Patios and yards should be kept clean of pet waste. During hot weather, especially, such odors can be offensive to neighbors. Also, please avoid leaving pet food outside.
6. Pets are not allowed in the pool.
7. The resident will be asked to remove any pet that bothers neighbors or other residents, whether inside or outside, or if pet has created a problem or obstruction to the agents and employees of the Manager or Owner of the property from performing their functions, duties and responsibilities. If resident fails to remove said pet following a request from Management, the lease will be terminated. The request to remove a pet does not, however, release the resident from the lease obligation.
8. Resident will be responsible for any damages caused by the pet to the leased premises in the sole opinion of the manager and agrees to assume the cost to repair or replace damaged items to the former condition where necessary. Additionally, Resident will indemnify and hold harmless Owner/Management from and against any and all claims arising because of the pet(s)
9. If requested, resident will furnish Owner/Manager with a copy of Comprehensive Personal Liability Policy to cover any loss or injury to Owner and to other residents, visitors, invitees or employees on the leased premises.
10. Resident acknowledges and agrees that Owner/Manager may revoke this Pet Addendum consent without prior notice to the resident at any time.
11. Resident agrees that he/she will keep the pet licensed in accordance with all applicable governmental provisions.
12. A pet deposit of \$150.00 is required and refundable if there is no pet damage upon move out.
13. Resident understands that the following breed of dogs, or any part thereof, are not allowed: Pit Bulls, Rottweilers, Bull Terriers, Boxers, Akitas, Chows, Dobermans, German Shepherds, American Staffordshire Terriers and dogs that are part Wolf.
14. Residents must follow all Homeowners Association Rules regarding pets. Any fines levied by the H.O.A against the residence, will be the responsibility of the resident to both correct and to pay the fine.

These rules are to be strictly observed and will be enforced by Tucson Realty & Trust Co. Management Services, L.L.C. We hope all residents understand that these rules are made for their protection. Thank you for your cooperation in observing these Rules and Regulations.

Resident Signature

Date

1-3-2014

Property Managers Signature

Date

1/6/2014

Animals Name

Type

Breed

Color

Weight

Age

City of License

License No.

Animals Name

Type

Breed

Color

Weight

Age

City of License

License No.