

PET ADDENDUM TO LEASE AGREEMENT

The undersigned agree that this addendum is incorporated in made a part of the Lease Agreement for the property located at the following: 716 S Cynthia Place, Tucson, Arizona 85710, between -- Jenna Schuster Tenants, and owner who agent is Arizona Homes Rentals and Sales David Thompson Broker, Landlords, dated September 01, 2014, and that it shall renewed and shall expire under the same terms and conditions of the Lease Agreement.

PET DESCRIPTION:

Type of Pet		Breed		Color			
Mature Size		Current Age		Sex		Pet Name	

ADDITIONAL DEPOSIT:

The Tenant hereby pays the sum of \$ 0.00 Dollars. This additional Deposit shall not be construed or applied as rent, but as a good faith deposit for your faithful fulfillment of each condition in the lease and addendums, and as a contingency against any damages to the home or surrounding premises caused by you, your pets, your family, or your invitees. This sum is not used as a monthly fee, final or otherwise and shall be returned to the Tenant within thirty days following the satisfactory termination of the lease. In the event of a breach or default by the Tenant in respect to any of the terms or conditions of this Pet Addendum, Landlord may apply such sum or any part thereof to any cost, damages, losses, or injuries caused by the Tenant by such breach or default and without in any manner waiving or limiting Landlords' rights hold Tenants for cost, damages, or injuries otherwise due.

ADDITIONAL FEES:

The sum of \$250.00 Dollars is hereby paid by the Tenant as a NON-REFUNDABLE pet fee. This additional fee is not to be construed or applied as rent or deposit but as a onetime fee for the pet to live on the property.

ADDITIONAL RENT:

The Tenant agrees to pay the sum of \$ 0.00 dollars monthly, payable in advance on the first day of each month during said lease term, with rent payment.

RESTRICTIONS:

1. Only 1 (number of) pet(s) will be permitted per home.
2. The landlord must visually inspect each pet before final approval is given for a resident to have a pet.
3. Proof of the pet's annual inoculations for rabies, distemper, etc. must be provide for the Tenants file
4. No visiting pets are permitted.
5. No exotic pets will be permitted. Only domestic pets (dogs, cats, birds, & fish) are allowed.

PET RULES:

1. Pet owner will be responsible for any damage created by the pet either in or out of the home.
2. Pet owner will be held financially liable for the cost of ridding the home of any fleas or orders after the Tenant move out.
3. Pets must be kept on a leash when outside the home.
4. Pets are not to be left unattended while chained outside the home.
5. The Tenant must dispose of waste elimination from the pet immediately and properly.
6. Pets, which cause noise, and pets which display aggressive behavior, will not be allowed to remain on the property's premises.
7. Pets may not be kept for breeding purposes.
8. Pet owners must provide name, address and phone number of an "emergency contract person" to assume immediate custody of pet in the case of serious illness or death of the pet owner. If no emergency contact exists, or if contact does not assume immediate custody of the pet, Landlord will

Initials: _____/_____

make arrangements to have the pet removed by the local animal shelter personnel. Pet owner shall be responsible for all expenses connected with the removal of the pet.

EMERGENCY CONTACT PERSON					
TELEPHONE NUMBER	H ()	W ()	C ()		
ADDRESS					
CITY		STATE		ZIP	

BREACH OF PET ADDENDUM:

Upon receiving written notice for the LANDLORD that a pet is deemed undesirable, for whatever reason, if the TENANT should continue to keep the pets, LANDLORD may determine the TENANT is in breach. If the occurs, LANDLORD may require possession of the leased premises and collect damages as provide in the lease and this pet addendum.

HANDICAPPED ASSISTANCE ANIMALS:

Animals trained for use by individuals with handicaps are not considered pets. These animals are permitted. The above rules and restriction do not apply to them.

Applicant (S):

Signature: Date

Signature: Date

Print name

(Print name)

LANDLORD:

David Thompson (Date)