

## ANIMAL TERMS AND CONDITIONS ADDENDUM

(C.A.R. Form ATCA, 6/23)



The	following terms and conditions are hereby inc	corporated in and r	made a part of the Residential Lease or	Month-to-Month Rental					
Agre	ement OR Residential Lease After Sale.	Other							
date	9/4/202.3 , on property located at (Stre	eet Address)	518 N Stoneman Ave.	1801 ("Premises"),					
(Unit	(Apartment) (City)	Alhambra	(oute) (	referred to as "Tenant"					
in wh	ich James and Jennifer E	Surbank		as "Housing Provider"					
and Brad and Vick: Martine Z is referred to as "housing Provider" (the term "Housing Provider" includes Rental Property Owner and agent).									
ANIMAL ADDENDUM AND AGREEMENT: Notwithstanding any other term in the Agreement, Housing Provider grants permission for Tenant to have the following animal(s) only									
on the Premises:									
subi	ect to the following terms and conditions:								
	r to that the enimel(e) ie:								
A.      a qualified service animal under California and Federal fair housing law. Tenant has previously been asked and represents that Tenant (or occupant) has a disability and the animal is trained to assist with the following disability-related task(s) (Note: Tenant is not obligated to complete the following field if, as applicable, the disability is obvious or an animal's disability related task is									
OR	<ul> <li>X a qualified support animal, emotional su Housing Provider with documentation esta</li> </ul>	pport animal or con blishing a need for	mpanion animal under fair housing laws ar the animal;	nd Tenant has provided					
2.	C. a pet.  Tenant is not allowed to have any animal on	the Premises othe	r than those designated above, including	any pets that are *just					
3.	visiting" unless otherwise allowed under fair housing laws.  Tenant represents to Housing Provider that the animal(s): (i) is housebroken; (ii) has no history of causing substantial property  Tenant represents to Housing Provider that the animal(s): (i) is housebroken; (iii) has no history of causing substantial property  Tenant represents to Housing Provider that the animal(s): (ii) is housebroken; (iii) has no history of causing substantial property								
4.	Tenant agrees that the animal(s) will be properly licensed and vaccinated pursuant to applicable laws and Tenant will provide proof								
	Tonant is responsible for compliance with all lo	cal laws and regula	itions relating to the animals.						
6.	Tenant agrees to clean up after their animal(s) Tenant agrees to keep Premises free from anim	and properly dispo	se or all waste.						
	Tenant agrees to take action to avoid pest infer	stations (fleas, etc.)	in the Premises.						
-	a to the second in the last agreement in the l	launday room sinks	nools or pool area.	has fished above or Street					
10.	<ol> <li>Tenant is responsible for and will be charged for any damage to the Premises caused by an animalist, whether instead above or just visiting." Damages include, but are not limited to, damages to floors, carpets, drapes, screens, landscaping, fencing, including odors</li> </ol>								
	due to the presence of animals.  Tenant agrees to indemnify and hold Housing Provider and Housing Provider's agents harmless from all liability, claims, demands, damages and costs for injuries to persons or property in connection with Tenant's animal(s).								
12.	<ol> <li>Terms and Conditions Applicable to Pets Only:</li> <li>A. Permission to have an pet may be revoked at any time with three days notice for cause, or for month to month tenancies with thirty days notice without cause. Tenant's failure to remove the animal(s) after permission has been revoked shall be deemed the control of the permission of the permission</li></ol>								
	B. If the Premises is part of a residential complex, pets are not allowed in pool areas, clubhouses, business office, laundry rooms business centers.								
13.	C. Tenant agrees to carry renter's insurance	ce which includes o	overage for pet ownership.						
By signing below, Tenant acknowledges that they have read, understand, accept, and have received a copy of this addendum.									
-				Date:					
Ten	ant (Signature): X			Date:					
Hou	sing Provider (Signature) X CMAI:	tim		Date: 8/13/24					
Hou	sing Provider (Signature) X 13	<del>&gt; () '</del>		Date: 8/13/24					
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date	een sd	9/4/2023 _, on property local	r Sale, Uther	518 N Stoneman A	Ive.				
		partment) (City)	Alhambra	(State) Cantonal (Zip Code)	91801 ("Premises").				
inw	hid	James and Jenn			is referred to as "Tenant"				
and	_	Brad and Vicki I	Vartinez	is referre	d to as "Housing Provider"				
(the term "Housing Provider" includes Rental Property Owner and agent).									
Not on t	with he l	Premises:Canine "	reement, Housing Provider gra	nts permission for Tenant to have	the following animal(s) only				
subject to the following terms and conditions:									
	A.	Tenant (or occupant) has a disat not obligated to complete the fol	er California and Federal fair hour silty and the animal is trained to lowing field if, as applicable, th	sing law. Tenant has previously bee assist with the following disability-rel e disability is obvious or an anima	a's disability related task is				
OR	7	Housing Provider with document	notional support animal or comp ation establishing a need for the	anion animal under fair housing law animal;	s and Tenant has provided				
OR	C.	∐a pet.		- was designated above inclus	ding any pets that are "just				
		Tenant is not allowed to have any animal on the Premises other than those designated above, including any pets that are "just							
3.	visiting" unless otherwise allowed under fair housing laws.  Tenant represents to Housing Provider that the animal(s): (i) is housebroken; (ii) has no history of causing substantial property destruction; and (iii) has no history of serious threatening or causing harm to persons by biting, scratching, chewing or otherwise.								
4.	destruction; and (iii) has no history or senous threatening or causing hairn to person by the same and Tenant will provide proof.  Tenant agrees that the animal(s) will be properly licensed and vaccinated pursuant to applicable laws and Tenant will provide proof licensing and vaccination upon Housing Provider's or agent's request.								
5.	Te	nant is responsible for compliance	with all local laws and regulation	ns relating to the animals.					
6.	Te	nant agrees to clean up after their	animal(s) and properly dispose	of all waste.					
7.	Te	nant agrees to keep Premises free	from animal odor and stain.	the Premises					
8.		nant agrees to take action to avoid							
10.	<ol> <li>Animals may not be bathed or groomed in the laundry room sinks, pools, or pool area.</li> <li>Animals may not be bathed or groomed in the laundry room sinks, pools, or pool area.</li> <li>Tenant is responsible for and will be charged for any damage to the Premises caused by an animal(s), whether listed above or "just visiting." Damages include, but are not limited to, damages to floors, carpets, drapes, screens, landscaping, fencing, including odors due to the presence of animals.</li> </ol>								
	<ol> <li>Tenant agrees to indemnify and hold Housing Provider and Housing Provider's agents narmies from all housing, damages and costs for injuries to persons or property in connection with Tenant's animal(s).</li> </ol>								
12.	<ul> <li>Terms and Conditions Applicable to Pets Only:</li> <li>Permission to have an pet may be revoked at any time with three days notice for cause, or for month to month tenancies with thirty days notice without cause. Tenant's failure to remove the animal(s) after permission has been revoked shall be deemed a breach of the lease or rental agreement.</li> <li>If the Premises is part of a residential complex, pets are not allowed in pool areas, clubhouses, business office, laundry rooms,</li> </ul>								
	В.	If the Premises is part of a reside	ential complex, pets are not allo	wed in pool areas, clubriouses, bus	seless office, facility routins,				
	_	business center or fitness center Tenant agrees to carry renter	s. s insurance which includes cove	erage for pet ownership.					
13.	C.	I renant agrees to carry reliter	S #130/10/100						
By:	sign	ning below, Tenant acknowledge	es that they have read, under	tand, accept, and have received	a copy of this addendum.				
Ton	ant	(Signature): X Quality			Date:8/19/24				
		(Signature): X			Date: 8/19/24				
		1/11/11	nastim		Date: 8/13/24				
	Housing Provider (Signature) X  Date: 8//								
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