



We understand the importance of your pets, and in consideration of their safety and of their mutual premises, Owner and residents need follow:

Two pets are allowed per unit and must not exceed 80 Lbs. each.

1. All pet owners are required to pay a nonrefundable one-time pet fee deposit of \$300 in addition to a refundable \$300 deposit.
2. Resident will pay additional rent in the amount of **\$25.00 per month** per pet.
3. The pet must have proof of all shots and vaccinations.
4. The pet must be spayed or neutered.
5. All pet dogs must be at least 12 months of age, and house trained.
6. The pet is not allowed to urinate or defecate on any unprotected carpet inside the premises, or other common areas of the building.
7. Resident(s) walking pets are responsible for immediately cleaning up after their animals and discarding securely bagged pet droppings in the designated areas only:
8. The pet will not be allowed out of the apartment unless it is in the custody of resident and on a leash not to exceed five (5) feet in length, if applicable.
9. The pet will not be tied outside of unit at any time while unattended.
10. Pets shall not be kept, bred, or used for any commercial purpose.
11. Cat litter may not be disposed of in toilets.
12. No pet waste may be dropped down trash chutes unless securely double-bagged.
13. Resident(s) will not leave food or water for the pet outside of the building.
14. Resident agrees to prevent the pet from becoming an annoyance to, or source of discomfort or complaints from, other residents of the building or complex, or neighbors. Should the pet become a nuisance due to noise, barking, or damage to buildings or grounds, etc., Resident agrees to immediately remove the pet from the premises upon Jade PMC Property Management's request. If resident does not comply, Resident shall be served a ten (10) day notice to comply with the terms of this addendum and possibly face eviction as per state law.
15. Resident shall prevent the pet from doing any damage to the rental unit or common areas, or other rental units in the building or complex.
16. Pet shall not be fed or watered directly on any carpeted area in the rental unit.
17. Resident shall not permit the infestation of the unit by fleas or other vermin caused by the pet.
18. Resident agrees to comply with all applicable laws, ordinances, and regulations pertaining to pets and the keeping and care of animal.
19. As a condition of occupancy, tenant agrees to provide a copy of a "Renters' Insurance Policy" with minimum liability coverage in the amount of **\$250,000** to cover damage and/or injury caused by pet. This policy must stay in force throughout the term of tenancy. If policy is not maintained in force, pet(s) will immediately be removed from the property.
20. Resident shall be liable to owner for all damages or expenses arising out of the actions of the pet and shall hold Owner / Jade PMC Property Management and his agents harmless from all liability or loss arising out of the actions of the pet.

No pets are permitted on the Premises without Jade PMC Property Management prior written consent. Any pet may be rejected by Jade PMC Property Management for any reason Jade PMC Property Management deems appropriate. Resident is hereby authorized to keep the pet described in the Pet Application, on the Premises of the above dwelling unit until the below-described Lease expires. Authorization may be terminated sooner if Residents' right of occupancy is lawfully terminated or if the pet rules listed below are violated in any way by Residents or Residents' guests or occupants. This agreement shall not be construed as permitting additional pets, or the replacement of the described pet with another in the event of its transfer or loss.

