PROFITABLE PROPERTY OWNERSHIP

Impero Property Management Pet Addendum

Tenant name(s): _____

Leased address: _____

This lease addendum is incorporated into and made part of the lease executed by the LANDLORD and the TENANT referring to and incorporating the leased premises.

All dogs and cats must wear vaccination tags attached to a collar that is worn at all times. The tenant will maintain a valid rabies vaccination certificate issued by a licensed veterinarian and must include the animal's name, description, age, date and type of vaccination. The tenant must renew all pet registrations annually and provide a copy of the registration to the landlord.

Cats and dogs must be neutered/spayed. Any reptile, fish or pet that is considered a poisonous species is prohibited. The tenant cannot maintain exotic animals or livestock in the rental home, grounds of community property. The breeding of privately owned animals is prohibited.

Any damages to the leased premises caused by a pet or an aquarium must be immediately repaired, cleaned and/or replaced the tenant's expense (including but not limited to stained carpets, broken window shades or blinds, and scratched and chewed cabinetry.) The tenant must protect all carpeting from odor, infestation and stain by cleaning annually. The landlord reserves the right to inspect the leased premises while providing proper notice periodically in order to assess any possible damages.

Continual reports of excessive animal noise, such as a barking dog or loud bird, will be grounds for the landlord's withdrawal of permission, after which the tenant will have to remove the pets from the premises immediately. Pet owners must ensure the proper disposal of a deceased animal according to state and local regulations. Burial of the deceased pet on property grounds is strictly prohibited. Went outdoors, pets must be on a leash and under the control of a mature and responsible individual. Pets may not be tethered or left unattended outside anytime. Pets are barred from any community area such as playgrounds, pools and game courts.

The tenant agrees to clean and properly dispose of all pet waste, both inside and outside the property, on a daily basis. No excrement is to remain on the grounds. Refundable security and/or pet deposits are only refunded after the property has been vacated and examined by management. Service animals are not pets, but provide assistance to disabled residents. By law, landlord must allow service animals for tenants who have an apparent or verified need that they require a service animal in order to afford a disabled tenant fair use and enjoyment of the facilities. Additional deposit and/or pet rent are not required for service animals but tenants are responsible for cleaning up after the animal. Tenants are also responsible for any damages of the unit, building or grounds, beyond reasonable wear and tear. Service animals must meet local and state laws for vaccinations. Landlord requires the animal to be house broken and neutered or spayed.

If the tenant violates any part of this Addendum, the tenant is then in default of the lease. In the event of default, the landlord may initiate legal proceedings in accordance with local and state regulations to evict or have the tenant removed from the leased premises as well as to seek judgment against the tenant for any monies owed to the landlord as a result of the tenant's default.

Tenant acknowledgment: Tenant releases and holds harmless landlord, owner, broker, management company and all parties connected from liability for tenant's pet.

_____ _____

Resident Signature Date Landlord/Management Date

_____

Resident Signature Date