

Pet Addendum to Skates Apartments Lease

1082 N Ottokee St Wauseon OH 43567 419-335-6940 fax 419-335-6960

This is an addendum to a lease agreement by and between Skates Apartments and _____
"Lessee". There is a **Pet Fee of \$200**. This is a fee- not a deposit **-it is not returned**. The fee is used to pay for carpet cleaning and exterminator at termination of lease. This addendum increases the lease amount by \$ _____ due in installments of \$ _____ per month. The monthly lease amount including the apartment and pet fee \$ _____

Lessee has the option to have a cat or small dog only under the following conditions:

- Only one pet at a time.
- Lessor reserves the right, at anytime, to prohibit any specific pet, which has or has not been permitted.
- Lessee shall, under no circumstance, have any dangerous or exotic pet.
- A dog at full maturity can weigh no more than 50 lbs.
- Pet must be house trained.
- A cat must at least have the front feet de-clawed.
- Pet must be properly cared for, groomed, vaccinated, in good health and under appropriate veterinary care. A vaccination record must be provided to the Lessor.
- Pet must be licensed and a copy of the license must be provided to Lessor.
- Pet must be a house pet. Outdoor pets are not allowed, no outdoor pet shelters are permitted.
- Pet must be under control at all times, this includes noise and must always be in or on the premises. The pet is restricted to the portion of yard designated by lessor as being for the use of this specific premises.
- Pet must be in an appropriate cage when Lessee is not at home.
- Lessee is responsible for pet waste. Pet waste is not allowed in yard.
- Pet can never bother another Lessee, his guests, or another Lessee's pet.
- Lessee accepts full responsibility for his pet and agrees to protect and hold harmless Lessor from actions of the pet. Lessor accepts no responsibility or liability whatsoever for any pet or animal at any time which a lessee possesses, brings or allows to be brought onto the premises.
- Lessee agrees to procure and maintain an appropriate liability policy for his pet.

Lessee accepts full responsibility for all damage which pet may cause to premises. **\$200 Pet Fee and monthly lease increase do not pay for pet damages**. Any scratches, odor, discoloration, or other damage to carpet, linoleum, woodwork or other surfaces of the premises will be grounds for repair or replacement at **Lessor's discretion** and **lessee's additional expense**.

Lessee understands and agrees with above and will comply with each pet rule.

_____ date

Lessee

Lessee

for Lessor