



PET ADDENDUM TO VACATION RENTAL AGREEMENT

THE BRAUN MANOR

This Pet Addendum ("Addendum") is incorporated into and forms an integral part of the Vacation Rental Agreement ("Agreement") executed on _____ ("Effective Date") between Manor Home Rentals, LLC ("Owner") and the undersigned Guest(s) ("Guest"). By executing this Addendum, the Guest agrees to be legally bound by its terms and conditions as set forth herein.

1. Pet Approval

1.1. The Guest shall obtain prior written approval from the Owner to bring any pet(s) to The Braun Manor ("Property"). Approval is at the Owner's sole discretion and may be withheld for any reason.

1.2. The Guest shall provide, at the time of booking, detailed information including but not limited to the breed, size, weight, age, vaccination records, and number of pet(s). The maximum number of pet(s) permitted per stay is three (3).

1.3. The Owner reserves the right to revoke approval at any time if the Guest fails to comply with any terms of this Addendum.

2. Pet Information

2.1. The Guest shall provide a list of all pet(s) to be brought to the Property, including the name, breed, and weight of each pet, at the time of booking. This information must be submitted in writing and approved by the Owner prior to arrival.

2.2. The Guest shall complete the following pet information table and submit it with this Addendum:

1. Pet Name _____

Breed _____

Weight _____

2. Pet Name _____

Breed _____

Weight _____

3. Pet Name _____

Breed _____

Weight _____

3. Flea and Tick Treatment

3.1. The Guest shall ensure that all pet(s) are treated for fleas and ticks with a veterinarian-approved treatment at least three (3) days prior to arrival at the Property.

3.2. The Guest shall provide proof of such treatment, such as a veterinary certificate or receipt, upon request by the Owner. Failure to comply may result in denial of pet access to the Property or immediate removal of the pet(s).

4. Pet Fees and Security Deposit

4.1. The Guest shall pay a non-refundable pet fee of \$100 per pet per stay, due in full prior to check-in.

4.2. In addition to the pet fee, the Guest shall provide a refundable pet security deposit of \$500, payable prior to check-in, to cover potential damages caused by the pet(s). The Owner shall refund the deposit, less any deductions for damages or cleaning costs, within 14 days after the Guest's departure, provided no violations of this Addendum occur.

4.3. Failure to pay the pet fee or security deposit shall result in denial of pet access to the Property and may lead to termination of the Agreement without refund.

5. Pet Behavior and Restrictions

5.1. The Guest shall ensure that all pet(s) are well-behaved, house-trained, and under control at all times. When outside the Property, pet(s) must be secured on a leash no longer than six (6) feet or confined to designated pet areas.

5.2. Pet(s) are strictly prohibited from being on furniture, bedding, or any other areas not designated for pet use within the Property.

5.3. The Guest shall promptly clean up and properly dispose of all pet waste on the Property and in surrounding areas, including Munson Park, using sealed waste bags. Failure to do so may result in forfeiture of the pet security deposit and additional cleaning fees.

5.4. Pet(s) shall not cause excessive noise, aggression, or disturbance to other guests, neighbors, or wildlife.

6. Liability and Indemnification

6.1. The Guest agrees to fully indemnify, defend, and hold harmless the Owner, its agents, employees, affiliates, and successors from any and all claims, liabilities, damages, losses, costs, or expenses (including reasonable attorneys' fees and court costs) arising from or related to the Guest's pet(s), including but not limited to personal injury, property damage, or violations of local laws caused by the pet(s) during their stay at the Property.

6.2. The Guest assumes full responsibility for any injury, illness, loss, or death of the pet(s) during their stay, and the Owner shall not be liable under any circumstances, including but not limited to negligence or unforeseen events.

6.3. The Guest shall maintain adequate pet liability insurance covering any damages or injuries caused by their pet(s) and provide proof of such insurance upon request by the Owner.

7. Pet Removal and Termination

7.1. The Owner reserves the right to require immediate removal of any pet(s) from the Property if the pet(s) cause(s) damage, disturbance, or any issue that adversely affects the Property, other guests, or neighbors, at the Owner's sole discretion.

7.2. Failure to comply with a removal request shall constitute a material breach of this Addendum and the Agreement, entitling the Owner to terminate the Agreement, evict the Guest and their pet(s) from the Property without refund, and pursue any legal remedies available, including recovery of damages.

7.3. The Guest shall be responsible for all costs associated with pet removal, including but not limited to transportation, boarding, or kenneling fees.

8. Compliance with Local Laws

8.1. The Guest shall comply with all applicable local, state, and federal laws, ordinances, and regulations regarding pet ownership, behavior, licensing, vaccinations, waste disposal, and leash requirements, including but not limited to those applicable in Munson Park and surrounding areas. The Guest shall provide proof of compliance, such as vaccination records, upon request by the Owner.

8.2. Any fines, penalties, or legal costs incurred due to the Guest's non-compliance with such laws shall be the sole responsibility of the Guest.

9. Damage Assessment and Remedies

9.1. The Guest shall be liable for all damages caused by their pet(s) to the Property, including but not limited to furniture, flooring, landscaping, or common areas. The Owner may deduct repair or replacement costs from the pet security deposit or

pursue additional recovery if damages exceed the deposit amount.

9.2. The Guest agrees to reimburse the Owner for any third-party claims or costs arising from pet-related damage or incidents, including legal fees.

10. Entire Agreement

This Addendum, together with the Agreement, constitutes the entire agreement between the parties with respect to the subject matter herein and supersedes all prior or contemporaneous negotiations, understandings, or agreements, whether written or oral. Any modification to this Addendum must be in writing and signed by both parties.

11. Governing Law and Dispute Resolution

11.1. This Addendum shall be governed by and construed in accordance with the laws of the state in which The Braun Manor is located, without regard to its conflict of law principles.

11.2. Any disputes arising under this Addendum shall be resolved through binding arbitration in accordance with the rules of the American Arbitration Association, with the venue in the county where the Property is located. The prevailing party shall be entitled to recover reasonable attorneys' fees and costs.

12. Severability

If any provision of this Addendum is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Pet Addendum as of the Effective Date.

Guest(s):

Name(s): _____

Signature(s): _____

Date: _____

Owner:

Name: Manor Home Rentals, LLC

Signature: _____

Date: _____