



# COAL RIVER HOLDINGS

COAL RIVER HOLDINGS, LLC

## PET ADDENDUM (Condensed – Up to 4 Pets + Fees)

Property Address: \_\_\_\_\_

Tenant(s): \_\_\_\_\_

Effective Date: \_\_\_\_\_

This Addendum supplements the Residential Lease Agreement. No pet is permitted on the property without CRH’s written approval.

### 1. ONE TIME PET ADDENDUM FEE \$350 (Non-Refundable)

### 2. Approved Pets (Up to 4)

#	Name	Type/Breed	Age	Description	Monthly Pet Rent
1	_____	_____	_____	_____	\$ _____
2	_____	_____	_____	_____	\$ _____
3	_____	_____	_____	_____	\$ _____
4	_____	_____	_____	_____	\$ _____

Tenant may not add, replace, or foster animals without CRH approval.

### 2. Prohibited Animals

The following are **strictly prohibited**:

- Dangerous, exotic, wild, poisonous, or venomous animals
- Wolf hybrids, emus, ostriches, or any non-domestic species
- Any animal restricted by law
- **Insurance-restricted dog breeds**, including but not limited to: **Pit Bulls, Rottweilers, Dobermans, Chows, Akitas, Wolf Hybrids**, or any dog with a **bite history or known aggressive behavior**

No exceptions.

### 3. Tenant Responsibilities

Tenant agrees to:

- Maintain current vaccinations and keep pets parasite-free



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- Keep pets well-behaved, supervised, house-trained, and non-aggressive
  - Clean all pet waste immediately
  - Prevent all pet-related property damage
  - Maintain **renter's insurance with pet liability coverage** (no breed exclusions applicable to listed pets)
  - Provide updated insurance proof at lease signing and renewal
  - Pay all pet fees, deposits, and any charges for damages or remediation
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## 4. Liability

Tenant assumes full responsibility for:

- All injuries, damages, or nuisance caused by pets
- All repair and cleaning costs
- Any legal actions or claims involving the pet

Tenant agrees to **indemnify and hold harmless CRH** from all pet-related claims.

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## 5. Violations

CRH may revoke pet approval or terminate the lease if:

- A prohibited pet is found on the property
  - The approved pet becomes a nuisance, safety issue, or insurance risk
  - Tenant fails to comply with this Addendum or CRH Pet Policy
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## 6. Signatures

### Tenant:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

### Tenant:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

### CRH Representative:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_