

Pet Agreement Addendum

This Pet Agreement Addendum ("Addendum") between James L. Martin and Kelley K. Martin, Lessor (term may include the management if the premises is part of a multiple dwelling unit), and _____, Lessee, is made a part of the lease entered into between Lessor and Lessee on _____, whereby Lessor has leased to Lessee the premises situated at 3771 Washington Street, Apt. ____, in the City of Kansas City, County of Jackson, State of Missouri (hereinafter referred to as the demised premises).

1. Lessee has read, agreed to and signed the Pet Policy attached to this Addendum.
2. Lessor agrees to permit Lessee to keep the pet(s) described below:

Type of Pet	Name	Age	Color/Description
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

3. Lessee has provided evidence in the form of a receipt or other written verification from the municipality or veterinarian of the following: (attach to Addendum)

_____ License	Tag No. _____	Exp. Date: _____
_____ Evidence of Rabies Vacc.	Tag No. _____	Exp. Date: _____
_____ Evidence of Distemper Vacc.		Exp. Date: _____

4. Lessee herein provides the following information for pet care, and shall promptly notify Lessor in writing of changes, if any.

Veterinarian

Name: _____
Street Address: _____
City/State/Zip: _____
Phone No.: _____

Pet Caretaker

Name: _____
Street Address: _____
City/State/Zip: _____
Phone No.: _____

5. Lessee agrees to indemnify, hold harmless and defend Lessor, Lessor's agents and employees of the property against all liability, judgments, expenses or claims by a third party for any injury against any person or damage to any property caused by any pet or animal possessed or brought onto the demised premises by Lessee, or allowed by Lessee to be

brought onto the demised premises.

6. Lessee agrees to comply with the terms of Addendum and the Pet Policy, and Lessee further agrees that failure to do so shall be grounds for eviction of Lessee and any other person living in the demised premises and will result in forfeiture of any pet security deposit.

Lessee's Signature: _____
Name (Printed): _____ Date: _____

Lessee's Signature: _____
Name (Printed): _____ Date: _____

Signature of Lessor: _____
Name (Printed): _____
Date: _____

NOTICE: State law establishes rights and obligations for parties to rental agreements. If you have a question about the interpretation or legality of a provision of this agreement, you may want to seek assistance from a lawyer or other qualified person in your state.

Pet Policy

Name of Property: 3771 Washington St. Apt __, Kansas City, Missouri, 64111

1. Any lessee wishing to bring pets onto the above named property must read, understand and abide by the rules outlined in this Policy, the primary purpose of which is to ensure that safe and sanitary surroundings are provided for all lessees, visitors and the Lessor's employees, to protect the physical integrity of the property, and to protect and provide for the well-being of the pets themselves.

2. The Lessee must register all pets with the Lessor (term may include the management if the property is part of a multiple dwelling unit). Permission to keep a pet is granted at the sole discretion of the Lessor and will be based in part on the pet's own merit as well as the Lessee's ability to maintain proper control over it.

Types of Pets

3. The term "pet" refers to a domesticated species and genus of animal commonly recognized as a household pet, examples of which are cats, dogs, birds and fish.

4. Assistive animals that provide assistance, service and support to a disabled person are not considered pets and are not limited by this Policy. However, they must be registered with the Lessor.

5. Vicious pets, exotic pets or any poisonous or venomous pets will not be permitted.

6. Keeping aggressive dog breeds, if allowed by the Lessor, will require proof of liability insurance in the amount of \$100,000.

7. Pets may not be kept or bred for commercial purposes while on the property.

8. Unauthorized pets, including pets of visitors or guests, will not be allowed on the property even on a temporary basis.

9. The maximum number of pets allowed for each unit is two.

10.

☒ Assistive animals will be counted toward the maximum number of pets allowed; or

☐ Assistive animals will not be counted toward the maximum number of pets allowed.

11.

☐ There is no size or weight restriction for dogs; or

☒ The maximum size and weight of any dog may not exceed 60 lbs.

Restrictions

12. All cats and dogs must be restrained by a leash when in the common areas or on the grounds. Pets are not allowed on the following areas of the property:

☒ Pets are allowed on all areas
☐ Patio/Porch ☐ Lobby ☐ Pool area
☐ Elevator ☐ Other: _____

13. All cats and dogs must wear a collar with identification tags that indicate the pet's name, the Lessee's name and the Lessee's address and telephone number.

14. All cats and dogs must be licensed in accordance with all applicable ordinances of the local municipality and must display a current license tag on their collar.

15. All cats and dogs must have current rabies and distemper vaccinations and must display a current rabies vaccination tag on their collar. A veterinarian's statement regarding vaccinations must be provided to the Lessor.

16. If a pet is left unattended for an inappropriate period due to the Lessee's illness, neglect or inability to provide pet care, the Lessor, at his or her discretion, may enter the Lessee's unit and arrange for the pet's care. The Lessee will provide the Lessor with the name, address and telephone number of a person or source who will accept the responsibility for the pet's care in the event of such an occurrence. Any costs incurred will be deducted from the Lessee's security deposits.

17. Mistreatment, abuse or neglect of any pet will not be tolerated.

Condition of Property

18. The Lessee agrees to keep the unit in good condition and allow periodic inspections by the Lessor to assure that there are no damages caused by pets.

19. Presence of a pet may not interfere with maintenance or routine pest extermination of the unit. The Lessee is responsible for removing or protecting the pet when these procedures are requested or scheduled by the Lessor.

20. The Lessee is responsible for keeping all areas where a pet is housed clean, safe and free of parasites, including fleas. Dog owners must immediately pick up and dispose of all dog waste deposited on property. Cat owners must place soiled litter in tied plastic bags and dispose of it in outside garbage facilities, not the toilet system. Litter boxes must be changed a minimum of once a week, or more often if odor problems occur.

Complaints and Warnings

21. The Lessee is responsible for keeping his or her pet from disturbing other lessees or becoming a nuisance. Nuisance may include chronic noise that disturbs other lessees; failure to properly dispose of pet wastes; and unleashed or unattended pets.

22. Complaints regarding failure to comply with this Policy must be made in writing to the Lessor. If the complaint is determined to be valid, the Lessor shall issue a warning to the Lessee who must immediately remedy the situation.

24. A Lessee who fails to remedy the situation after 3 warnings will receive a 10 day notice to remove the pet. Threatening behavior, animal bites or attacks by a pet shall constitute grounds for immediate removal. If the Lessee fails to remove the pet after receiving notice to do so, the Lessee shall be considered to be in breach of the lease and may be evicted, and if so, will forfeit any security deposit.

Damages and Fees

25. The Lessee is responsible for and must immediately pay for the cost of all damages or injuries caused by his or her pet and will also be responsible for the full cost of flea extermination in the building that may be required because of the Lessee's pet.

Acknowledgement

26. The Lessee agrees that keeping a pet on the property is a privilege, not a right, and that the Lessor reserves the right to prohibit or demand removal of any pet at any time.

27. The Lessee agrees to indemnify, hold harmless and defend the owner, agents and employees of the property against all liability, judgments, expenses or claims by a third party for any injury against any person or damage to any property caused by any pet or animal possessed or brought onto the property by the Lessee, or allowed by the Lessee to be brought onto the property.

I have read, understand and agree to the terms of the above Pet Policy.

Lessee's Signature: _____
Name (Printed): _____ Date: _____

Lessee's Signature: _____
Name (Printed): _____ Date: _____