

GORMAN REAL ESTATE PET POLICIES ADDENDUM

1. Tenant shall be responsible for any damage caused by pet and shall be allowed to have only those pets specified in the Rental/Lease Agreement.
2. Dogs must be kept fenced or on a leash at all times when outside the dwelling. Under no circumstances are dogs allowed to roam free. Dogs may not interfere with the ability of visitors to approach the front door undisturbed and unmolested.
3. If Tenant has a dog or dogs, Tenant shall obtain a Renter's Insurance policy that specifically includes dog-related issues, with a liability limit of no less than \$300,000, naming Gorman Real Estate and Owner as Additional Insured on the policy.
4. All animal waste or litter from litter boxes is to be picked up daily and disposed of in sealed plastic bags and placed in the trash bin. Litter from litter boxes is **not** to be disposed of down the toilet. Charges for unclogging the toilet or cleaning up the area because of a Tenant's pet will be billed to the Tenant.
5. The Tenant agrees to use a "pooper-scooper" to clean up behind his pet while walking his pet on the grounds and to clean up behind his pet if it tracks mud or dirt through the premises.
6. The Tenant agrees to keep his pet under control at all times so that the pet does not jump on other residents and guests on the property and that they are not bothered or unduly frightened by excessive barking or other aggressive behavior.
7. Pets that disturb the peace and quiet of the neighbors through noise (barking, whining, etc.), smell, animal waste, biting, scratching or other nuisance must be removed from the premises.
8. If the Tenant is to be away from the dwelling for longer than 24 hours, arrangements must be made for the care of the pet. Under no circumstances are pets to be left unattended outside on the Tenant's patio or balcony at any time. Pets left unattended will be considered an emergency and reported to the SPCA or other appropriate authority for removal from the premises at Tenant's expense.
9. The Tenant agrees to provide adequate care, nutrition, exercise and medical care for pet including current distemper and rabies shots as required or necessary. Pets that appear to be poorly cared for will be reported to the SPCA or other appropriate authority for removal at the Tenant's expense.
10. The Tenant also acknowledges that neighbors may have chemical sensitivities or allergies or are easily frightened by animals. The Tenant, therefore, agrees to exercise common sense and common courtesy in respect of neighbor's rights to peaceful quiet enjoyment of their dwelling.
11. After vacating premises, Tenant shall be responsible for paying for professional fumigation of the property for fleas. Landlord shall arrange for fumigation and its cost shall be deducted from Tenant's deposit.
12. The Tenant agrees that bird(s), rabbit(s), rodent(s), reptile(s) and any other animal(s) normally caged shall not be let out of the cage and that the area around the cage be protected with a dropcloth. Cage(s) shall be cleaned regularly to prevent odor from permeating the premises.
13. Tenant shall be responsible for removing any pet odor from the premises, including, but not limited to, replacement of the carpet.

Landlord _____
Gorman Real Estate, Agent

Dated _____

Tenant _____

Dated _____

Tenant _____

Dated _____