LAWRENCE PROPERTY MANAGEMENT, LLC

Pet Addendum

www.lawrencepm.com / 785-832-8728 phone/fax

MUST BE UNDER 20 POUNDS FULL GROWN.
No puppies, no kittens, no snakes, no iguanas, no farm animals (this list may not include all prohibited pets).
Rent increases $25/month. Non-refundable $250 pet deposit.

Absolutely No PETS are allowed unless previously approved by management.
A picture(s), and detailed description of breed, must be provided to management.
Each time an unauthorized pet is found on Premises a **$100 fine will be assessed per day/occurrence**.

In the event of a violation of any of the following terms and conditions, the First Party shall have the right to immediately cancel this agreement and require the pet owner/tenant to immediately remove the pet from the premises. Cancellation of this agreement shall not imply a waiver of the tenant's responsibility of any damages.

First Party agrees to waive the pet restrictions of the rental contract provided that the Second Party and pet owner agree to and meet the following terms and conditions:

1. Only the pet listed and described below is authorized under this pet agreement. Any unauthorized pets found on premises will warrant a $100.00 fine per incident. Further, upon discovery, immediate eviction proceedings will begin. Management has the right to inspect the Premises if pets are believed to be present. All pets, particularly dogs, will be picked up by the City Dog Catcher when found on Premises. Absolutely no pets are allowed to visit the complex, or stay at the complex, that not approved by management. **Absolutely no pet sitting.**

2. Pet will not cause danger, damage, nuisance, noise, health hazard, or soil the premises and common areas. Second Party agrees to clean up after the pet and agrees to accept full responsibility and liability for any damage, injury, or actions arising from or caused by his/her pet. Second Party shall be charged $100.00 per incident per removal of pet waste and cat litter without warning. Proper disposal of cat litter (securely bagged) will be done on a frequent basis. Odors arising from cat litter will not be tolerated. Dog feces will be properly picked up and disposed of after each outdoor use.

3. Second Party agrees to immunize the pet in accordance with local laws and requirements.

4. Second Party warrants that the pet is housebroken. Second Party warrants that the pet has no history of causing physical harm to persons or property, such as biting, scratching, chewing, etc. and further warrants that the pet has no vicious history or tendencies. No puppies or kittens.

5. Pets may not run loose on the grounds. Pets may not be left tied up or allowed to run loose outside during a time when owner is not home.

6. If extermination for fleas, ticks, or other pet related pests is required in your home you are responsible for all expenses incurred for the bombing, spraying, or other removal of the pests.

PET DESCRIPTION:

Breed	Color	Name	Age	Weight
_____	_____	_____	_____	_____

PET FEE: **Second Party agrees to pay a $250 non refundable pet deposit and a monthly pet fee of $25, in addition to monthly rent.** (Notice: Any fee does not limit Second Party's obligation)

Tenant: _____

Property/Unit #: _____

_____	_____	_____	_____
Second Party	Date	Second Party	Date
_____	_____		
Second Party	Date		
_____	_____		
First Party	Date		