

Cuming Holdings' Pet Addendum

This is addendum to the Lease Agreement signed on _____, 20____, by Owner and Tenant. This document modifies the Lease Agreement as described below.

Pet name: _____
Pet type (dog, cat, other): _____
Pet breed: _____
Pet description: _____
Pet weight: _____ Pet age: _____
Indoor ____ Outdoor ____ Spayed/Neutered (Y/N) _____

Owner grants permission to Tenant to keep the Pet(s) described above (and no other pets) at the aforementioned premises, subject to the Terms and Conditions of the Lease Agreement.

Owner reserves the right to revoke this permission at any time, should Tenant fail to comply with the Terms and Conditions of the Lease Agreement and this Addendum.

Tenant has given to Owner a non-refundable pet deposit of \$_____, which is a one-time fee that is on top of the security deposit. Tenant understands that this deposit is not refundable at the end of the lease term. Tenant is responsible for all damages caused by or made necessary as a result of the Pet, including those in excess of the amount of the security deposit. Tenant is responsible for any added pest costs as a result of the pet.

Tenant is responsible for controlling the Pet and complying with all city ordinances regarding requirements for licensing, vaccinating, and leashing the Pet. Tenant will keep premises free of pet waste and will not permit the Pet to be a nuisance to others. If the Tenant becomes aware of any vicious tendencies on the part of the Pet, the Pet should be removed from the premises immediately.

Tenant will always pick up all outdoor pet waste immediately and will keep indoor areas clean and sanitary. Tenant will provide any requested vet records as required. A responsible adult will always be outside with any pet, connected by a leash if deemed necessary. The pets will be kept safe and healthy and not pose a risk through action or health to any other people at the property. Landlord reserves the right to make any reasonable pet requests including ones not explicitly stated in the lease.

Owner also has the right to enter the premises if there is reason to believe the Pet poses a threat to the health and safety of others or if a violation of the Lease Agreement or Addendum is suspected. Owner will not enter the premises without first making a reasonable attempt to request entry from the Tenant, except in the case of an emergency or Tenant's failure to respond within a reasonable amount of time. If the safety of the Pet or others is threatened for any reason, Owner has the right to remove the Pet at any time and place it in the custody of Animal Control. Any fees incurred for the Pet's removal or boarding are the responsibility of the Tenant. Landlord does work with Elgin Police and Animal Control.

Violation of this addendum or the lease can result in fees and evictions. If there is a disagreement over this addendum that can not be settled, then either arbitration or Kane County Court can be used to settle it under the terms of the lease.

Tenant _____ Date _____

Tenant _____ Date _____

Owner _____ Date _____