



Companion Animal Policy

This is an addendum to the lease agreement dated at:

In the event of a default by Resident(s) of any of the below terms, Resident(s) agrees, within three days after receiving written notice of default Owner, to cure the default or vacate the premises. In consideration of their mutual promises, Owner and Resident agree as follows:

1. Resident(s) desire to keep the below described animal on the premises (herein referred to as a "Companion Animal"):

2. Resident(s) agrees to comply with all applicable ordinances, regulations and laws governing animals.
3. Residents(s) agrees that the Companion Animal will not be permitted outside the Resident's unit unless restrained by a leash. Use of the grounds for sanitary purposes is prohibited.
4. Before the animal is brought onsite, and annually thereafter during the term of tenancy, IPM must have the following:
 - Vet Certificate of current vaccinations that are appropriate and required of this animal so requested by the Prescribing Physician.
 - A picture of the animal with its name, date and property address.
 - A renewal prescription from the attending physician.
5. Vet certificate verifying that the Companion Animal has been neutered, it requested by attending Physician.
6. Resident(s) shall prevent any fleas or other infestations of the rental unit or other property of Owner.
7. Resident(s) represent the Companion Animal is quiet and "housebroken" and will not cause any damage or annoy Residents.
8. Resident(s) shall not permit the Companion Animal to cause any discomfort, annoyance, nuisance or in any way inconvenience to any other Resident(s). Any "mess" created by the Companion Animal shall immediately be cleaned up by Resident(s).
9. Resident(s) shall be liable to and hold harmless Owner for all damages or expenses incurred by or in connection with the Companion Animal.
10. No animals shall be fed on unprotected carpeting within the home.



- 11. Owner reserves the right to serve a notice to quit on any rental property that has an Animal without terms 5a-5c on file.
- 12. Should resident be evicted for non-compliance of this agreement, resident shall continue to be financially responsible for rental property for the duration of the Rental Agreement as allowed by law.

Lessee(s):

_____	_____	_____	_____
Date		Date	
_____	_____	_____	_____
Date		Date	
_____	_____	_____	_____
Date		Date	

Agent/Lessor (Agent for Owner): IPM (Interchange Property Management)

Date