



The following terms and conditions are hereby incorporated in and made a part of the: [] Residential Purchase Agreement, [] Manufactured Home Purchase Agreement, [] Business Purchase Agreement, [X] Residential Lease or Month-to-Month Rental Agreement, [] Vacant Land Purchase Agreement, [] Residential Income Property Purchase Agreement, [] Commercial Property Purchase Agreement, [] Other

dated _____, on property known as _____, in which _____ is referred to as ("Buyer/Tenant") and _____ is referred to as ("Seller/Landlord").

- 1. DESCRIPTION OF PET. Only the following described pet(s) is/are authorized to be kept in Residents' dwelling unit. (TWO DOGS -) NO SUBSTITUTIONS ARE ALLOWED. No other pet (including offspring) shall be permitted on the premises by Residents or Residents' guests or occupants, at any time. NO VISITING PETS.
2. LIABILITY FOR DAMAGES, CLEANING, ETC. Residents shall be jointly and severally liable for the entire amount of all damages caused by such pet including but not limited to extraordinary damage and all cleaning, defleaing, and deodorizing required because of such pet. This applies to carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances and any other part of the dwelling unit, landscaping, or other improvements on the property. If such items cannot be satisfactorily cleaned or repaired, Residents must pay for complete replacement by Management. Pet odors and stains are considered "extraordinary damage" and NOT "normal wear and tear".
3. MOVE-OUT. Upon move-out of Residents, If Necessary, Resident shall pay for defleaing, deodorizing, Duct Cleaning and/or steam cleaning to protect future Residents or owners from possible health hazards, regardless of how long the pet occupied the premises. Such steam cleaning, duct cleaning, defleaing, and/or deodorization may be arranged for by Management & paid for by the tenant.
4. NUISANCE. Residents agree that a pet will not disturb the rights, comforts and conveniences of neighbors or other Residents. This applies whether the pet is inside or outside of Residents' dwelling. Pet may not cause damage to the property.
5. PRIOR DEMEANOR. *Resident represents that pet is a domesticated dog & cat & are not vicious, and has not bitten attacked, harmed, or menaced anyone in the past.
6. NO LIMIT LIABILITY. The security deposit under this Pet Agreement is not a limit on Residents' liability for property damages, cleaning, deodorization, defleaing, replacements and/or personal injuries as set forth in this agreement.
7. INJURIES. Resident shall be strictly liable for the entire amount of any injury to any person or property caused by the pet, and shall indemnify Owner & Management for all costs of litigation and attorney's fees resulting from same.

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document.

Date _____ Date _____

Buyer/Tenant _____ Seller/Landlord _____

Buyer/Tenant _____ Seller/Landlord _____

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Reviewed by _____ Date _____



ADDENDUM (ADM PAGE 1 OF 1)

Agent: Andrew Reynolds Phone: 858.207-1076 Fax: 888-336-8898 Prepared using zipForm® software
Broker: Remax Associates 16787 Bernardo Center Dr#6 San Diego, CA 92128