

**THREE OAKS PROPERTIES LLC
PET ADDENDUM TO RENTAL LEASE**

This Pet Addendum to Rental Lease is made as and a part of the Rental Lease dated _____, 20____
between _____, Resident(s), and
THREE OAKS PROPERTIES LLC, as Agent for _____, Owner, for the property
known as _____, Apt. # _____ **Ypsilanti, MI 48197.**

Owner agrees to waive the pet restrictions of the Rental Lease provided Resident(s) agree to and meet the following terms and conditions:

- A. **Description of Pet(s):** The aforementioned Rental Lease provides that no pets are permitted on or about the Leased Premises without Owner's prior written consent. Resident(s) agree that at no time will there be more than two (2) pets in the Leased Premises. Resident(s) are hereby permitted to have ***ONLY** the following described Pet(s) in the Leased Premises, subject to the terms and conditions of this Pet Addendum to Rental Lease.

Name of Pet _____	Type of Animal _____
Breed _____	Color _____
Age _____	**Weight _____
License # _____	Date of Last Rabies Shot _____

Name of Pet _____	Type of Animal _____
Breed _____	Color _____
Age _____	**Weight _____
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***NO OTHER PET(S) SHALL BE PERMITTED BY OWNER IN OR ABOUT THE PREMISES AT ANY TIME.**

**** DOGS must not exceed a full-grown weight of fifty (50) lbs**

- B. **Pet Fees:** Upon move-in, Resident(s) agree to pay Owner a one-time Initial Pet Fee of **One Hundred Fifty Dollars (\$150)** per pet and a Pet Deposit of **One Hundred Fifty Dollars (\$150)** per pet, refundable subject to inspection upon move-out. In addition, Resident(s) agree to pay a Monthly Pet Fee of **twenty-five dollars (\$25.00)** per pet. **If pet(s) are less than twelve (12) months old**, Resident(s) agree to pay Owner a one-time Initial Pet Fee of **Two Hundred Dollars (\$200)** per pet and a Pet Deposit of **Two Hundred Dollars (\$200)** per pet, refundable subject to inspection upon move-out.
- C. **Pet Records:** Resident(s) agree to provide Owner with veterinarian verification of age, weight and yearly inoculation records for dogs; and veterinarian verification of yearly inoculation records for cats. Resident(s) also agree to

provide a current photograph of each Pet and names and phone numbers of current veterinarian and/or alternate caregiver.

D. *Pet Rules: Resident(s) agree to abide by the following:

1. Nuisance: Pet(s) may not cause any damage to the Premises or Grounds. Nor may Pet(s) cause any discomfort, annoyance or nuisance to other residents, Resident'(s) guest(s), Owner, Owner's Agent or any other authorized onsite personnel.
2. Sanitary Problems: All dogs and cats must be housebroken. Pet(s) may not be fed or given water, or allowed to urinate or defecate on any unprotected floor inside the Leased Premises or common areas.
3. Prohibited Areas: Pet(s) shall not be permitted in the hallways, laundry room or other common areas.
4. Multiple Residents: Each Resident that has signed the Rental Lease shall sign this Pet Addendum to Rental Lease and agrees to be jointly and severally liable for damages and all other obligations set forth herein even if such Resident does not own the pet.
5. Complaints about Pet: Resident(s) agree to immediately and permanently move the pet from the Premises if Owner receives reasonable complaints from neighbors or other residents or if Owner determines that the pet has caused unreasonable annoyance to other residents.
6. Abandonment: Resident(s) must not abandon the Pet, leave it for any extended period without food or water, or fail to care for it, if it is sick.
7. Ordinances: Resident(s) must comply with all local ordinances regarding pets, including: shots, licenses, and "leash laws". Resident(s) agree to comply with all applicable governmental laws and regulations.
8. Specific Types of Pets:

Dogs:

- a) Must be **kept on a leash and under control at ALL TIMES** outside the Leased Premises and may not be left unattended. **Violation of this rule may result in immediate eviction.**
- b) May not be left unattended on any patio, balcony or fenced area of the exclusive use of residents.
- c) May not be tethered when outside the dwelling.
- d) Do not leave food or water for your dog outside of the dwelling unit.
- e) Resident(s) must immediately remove and properly **DISPOSE OF ALL PET WASTE** on the grounds by sealing it in a plastic bag and placing it in an appropriate trash receptacle.
- f) Resident(s) shall be subject to fines of **fifty dollars (\$50) per occurrence** for removal of pet waste and understand that continual removal **may result in eviction for violation of the lease.**
- g) Resident(s) must not allow dogs to urinate, defecate or dig in **GARDEN AREAS** on the premises. Resident(s) shall be subject to fines of **fifty dollars (\$50) per occurrence.**
- h) 509 W. Forest ONLY: Resident(s) agree to abide by the posted Rules of the Dog Run (located on the west side of the building).
- i) **Resident(s) shall be responsible for all damages caused by violation of these rules.**

Cats:

- a) Must be kept in the unit dwelling at all times except when being transported. Under **no circumstance** are cats allowed in common indoor or outdoor areas. Exception: Cats may be walked in common outdoor areas, but must be kept on a leash.
- b) Resident(s) must provide and maintain an appropriate litter box.
- c) Cat litter must be double-wrapped in a plastic trash bag and clearly marked "**CAT LITTER**" on

the outside of the bag **before** it is disposed of in an appropriate trash receptacle.

- d) Cat litter **may not** be disposed of in **TOILETS, SINKS OR LAUNDRY TUBS**, even if the litter is marked "flushable." Cat litter can clog drain pipes and cause subsequent flooding and damage.
- e) **Resident(s) shall be responsible for all damages caused by violation of these rules.**

Birds:

- a) Pet birds are limited to canaries and parakeets.
- b) Birds must remain in cages inside the Leased Premises at all times.
- c) **Resident(s) shall be responsible for all damages caused by violation of these rules.**

****Additional Rules: Owner may, from time to time, upon written notice to the Resident(s), make reasonable changes to the Pet Rules set forth herein.***

E. Owner's Remedies for Violations:

1. **Removal of Pet by Resident(s):** If, in Owner's sole judgment, any rule or provision of this Pet Addendum to Rental Lease is violated by Resident(s), members of Resident's household, Resident's guests or agents, Resident(s) must immediately and permanently remove the Pet from the Premises upon written notice from Owner.
2. **Removal of Pet by Owner:** If, in Owner's sole judgment, Resident(s) have abandoned the Pet, left it for any extended period without food or water, failed to care for it if it is sick, or left it unattended in violation of the Rules set forth herein, Owner may, in accordance with the Rental Lease, enter the dwelling, remove the pet, and turn it over to the Humane Society or local authority. Owner shall not be liable for loss, harm, sickness, or death of the Pet. Resident(s) shall pay for reasonable care and kennel charges if Pet is removed in accordance with this paragraph.
3. **Cleaning and Repairs.** Resident(s) shall be jointly and severally liable for the entire amount of all damages caused by the Pet. If any item cannot be satisfactorily cleaned or repaired, Resident(s) must pay for complete replacement of such item.
4. **Injuries.** Resident(s) shall be liable for the entire amount of any injury to any person or property caused by the Pet, and shall indemnify Owner for all costs of litigation and attorneys fees, allowed by law, resulting from same.
5. **Other Remedies.** If any Rule or Provision of the Pet Addendum to Rental Lease is violated, Owner shall, in addition to the foregoing, have all rights and remedies set forth in the Rental Lease for violations thereof, including but not limited to eviction, damages and attorney fees.

Resident(s):

Three Oaks Properties LLC, Agent for the Owner:

Resident Date

William J. Godfrey, Manager Date

Resident Date

Resident Date

Resident Date