



PET ADDENDUM

This agreement made the _____ day of _____ 2010 between Prospera Management (Lessor) and _____ (Lessee(s)) is hereby attached to the Lease on Apt. # _____ to satisfy the requirement of written permission to bring any pet onto the property.

The Lessee shall deposit with the Lessor, upon execution of this agreement, the sum of \$150.00 Non refundable pet fee and a \$150.00 pet deposit. A second pet, if permitted requires an additional \$150.00 fee (max 2 pets, max weight 60lbs each). The Pet Fee is only refundable after Lessee vacates the apartment, regardless of whether or not the pet continues residency. Upon vacating the apartment, the carpet will be professionally inspected for pet damage. In the event damage is found, Lessee may be liable for total carpet and pad replacement, based on the extent of the damage. Any damage amount will be due upon notice. Any unpaid balance will be placed with a collection agency after 15 days.

Dog or Cat _____ Breed _____ Age _____
Pet Name _____ Color _____ Sex _____

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Pet Name _____ Color _____ Sex _____

Lessee agrees that if the pet becomes annoying, bothersome, or a nuisance to other residents, whether inside or outside of the apartment, or constitutes a problem or obstruction to Lessor, the Lessee will immediately remove the pet from the premises. Should the Lessee fail to remove the pet following written request from Lessor, this pet agreement will be canceled and all deposits forfeited. Lessor may also deem the situation a breach of lease and pursue legal action. All above action may be taken at the sole discretion of the Lessor.

Lessee agrees to abide by the following pet rules and hereby certifies that the pet(s) referenced above is at least 1 year old, weighs 60 pounds or less, is spayed or neutered. _____ (Initial here).
Documentation of same by a licensed veterinarian must be attached to this agreement.

1. Only pets referenced on this addendum is permitted. No substitute or replacement pet is permitted.
2. All pets must be taken by leash to the outside perimeter of the community.
Pets are not permitted in lawn areas adjacent to the buildings.
ALL PET WASTE MUST BE PICKED UP AND PLACED IN A DUMPSTER.
3. Pets must be on a leash at all times and accompanied by and under the control of Lessee at all times when outside the apartment.
4. Pets may not be tied or staked outside the apartment or allowed to remain on balconies or patios.
5. Pets are not permitted in the pool area or pools at any time.

Pet ownership is a privilege and failure to abide by the preceding requirements will result in the forfeiture of this privilege and the removal of the pet. Lessor reserves the right to implement any other regulations deemed necessary.

Lessee _____

Lessor _____

Agent for Owner

Lessee _____

Date _____