

STATE OF ARKANSAS

COUNTY OF WASHINGTON

PET/ANIMAL ADDENDUM TO LEASE

THIS Pet/Animal Addendum to Lease is made and entered into this _____ day of _____, 2018, by and between the Landlord and Tenant.

(1) Landlord reserves the right to refuse certain aggressive breeds including but not limited to Pit Bulls, Wolf hybrids, Rottweilers, or similar breeds. Landlord reserves the right to refuse any animal over fifty (50lbs) pounds. Tenant is solely responsible for the animal at all times and is responsible for adhering to all applicable state and local laws and ordinances.

(2) Tenant agrees to only have one pet or animal and identifies the pet or animal as follows (list type of animal [breed], height and weight of animal, color of animal, animal’s name, etc.):

The Tenant has provided a photograph of the above-described pet/animal, which has been attached to this Addendum.

(3) The Tenant attests that said pet or animal is housebroken and has never bitten or injured any person or other animal, and that said pet or animal has never demonstrated any violent or aggressive behavior. In the event said pet or animal demonstrates any aggressive or violent behavior, Tenant shall immediately notify Landlord, and Tenant shall replace said pet or animal with a suitable pet or animal. In the event the pet or animal identified in this Addendum needs to be replaced by a different pet or animal, for any reason, it shall be necessary for the Tenant and Landlord to Execute an updated Pet/Animal Addendum to Lease. The updated Addendum shall be agreed to and executed prior to the new pet or animal entering the premises.

The Tenant attests that said pet or animal has been spade or neutered, is healthy and is under the care and treatment of a veterinarian.

(4) Tenant is entirely liable for any damages, claims, injuries, judgments, etc. against any person or property of Landlord or its agents caused by the animal.

(5) Tenant has paid a nonrefundable pet/animal fee in the amount of three hundred dollars (\$300.00) and a refundable pet/animal deposit in the amount of \$_____.

(6) Tenant agrees to pay thirty five dollars (\$35.00) as additional monthly Rent per pet or animal which is due on the first day of each month along with Rent.

(7) Tenant agrees to be responsible for the pet or animal, and shall indemnify, defend, and hold harmless Landlord and its agents and employees with regard to any damages to the Apartment or community, and with regard to any injury to persons or liability allegedly caused by the pet or animal.

(8) Tenant agrees the pet or animal will have proper identification and owner contact information on at all times. Landlord reserves the right to call the proper authorities if any pet or animal is found without said identification and information.

(9) Tenant shall be solely responsible for compliance with all local leash laws regarding the animal and shall be solely responsible for cleaning and properly disposing of any feces or waste of the animal. Landlord may, designate certain areas within the Community which are off-limits to animals to promote the health, safety and enjoyment of the tenants of the Community. For example, Landlord may restrict animals from the swimming pool area or Landlord may designate certain areas for tenants to walk their animals.

(10) Tenant attests the pet/animal shall not cause any damage, annoyance, nuisance, etc. to any other Tenant in the Community. Tenant agrees to remove the pet/animal from the Community within seven (7) days of written notice from Landlord.

(11) Tenant agrees the pet or animal will be on a leash at all times when not inside the Unit. The pet or animal is not allowed in any of the Community Common Areas and is never to be left unattended in the Community.

(12) This Pet/Animal Addendum is only valid if ALL of the Tenant's roommates sign attesting to the pet or animal being allowed in the Unit.

(13) Except as expressly modified in this Addendum, the terms of the Rental Agreement and Lease remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be signed in person and their respective seals to be affixed hereto, the day and year first above written.

AS TO LANDLORD:

J.H. BARRETT PROPERTIES, INC., Agent/Landlord

By: _____ (L.S.) _____
Authorized Representative Date Signed

Business Address:

Business Phone:

AS TO TENANT:

_____ (L.S.) _____
Date Signed

_____ (L.S.) _____
Date Signed

_____ (L.S.) _____
Date Signed

_____ (L.S.) _____
Date Signed

_____ (L.S.) _____
Date Signed

THE AGENT/LANDLORD AND OWNER DO NOT DISCRIMINATE BASED UPON RACE, CREED, COLOR, SEX, HANDICAP, FAMILIAL STATUS, RELIGIOUS AFFILIATION OR NATIONAL ORIGIN.