

PET ADDENDUM

Landlord: J MARTIN RENTALS

Tenant:

Lease Premises:

This LEASE ADDENDUM is incorporated into and made part of the lease executed by the Landlord and the Tenant referring to and incorporating the leased premises.

Type of Pet: _____ Name: _____ Breed: _____

Weight/Size: _____ Age: _____ Other: _____

All dogs and cats must wear vaccination tags attached to a collar that is worn at all times. The Tenant will maintain a valid rabies vaccination certificate issued by a licensed veterinarian. It must include the animal's name, description, age, date and type of vaccination. The Tenant must renew all pet registrations annually, and provide a copy of the registration to the Landlord.

Cats and dogs must be neutered/spayed. All reptile, fish or pet that is considered a poisonous species is prohibited. The Tenant cannot maintain exotic animals or livestock in the rental home, grounds or community property. The breeding of privately owned animals is prohibited.

Any damage to the leased premises caused by a pet or an aquarium leak must be immediately repaired, cleaned and/or replaced at the Tenant's expense (including but not limited to stained carpets, broken window shades or blinds, and scratched and chewed cabinetry). The Tenant must protect all carpeting from odor, infestation and stain by cleaning it annually. The Landlord reserves the right to inspect the Leased Premises (While providing proper notice) periodically in order to assess any possible damages.

Continual reports of excessive animal noise (such as barking dog or loud bird) will be grounds for the Landlord's withdrawal of permission, after which the Tenant will have to remove the pet(s) from premises immediately. Pet owners must ensure the proper disposal of a deceased animal according to Pennsylvania and local regulations. Burial of the deceased pet on the property grounds is strictly prohibited. When outdoors, all pets must be on a leash and under control of a mature and responsible individual. Pets may not be tethered or left outside at any time. Pets are barred from any community area such as playgrounds, pools, and game courts.

The Tenant agrees to clean and properly dispose of all pet waste, both inside and outside the rental property, on a daily basis. No excrement is to remain on grounds. Security and/or pet deposits are refunded after the property has been vacated and examined by the management.

Service Animals are not pets, but provide assistance to disabled residents. By law, the Landlord must allow service animals for Tenants who have an apparent or verified need that they require them in order to afford a disabled Tenant fair use and enjoyment of the facilities. Tenant must have certification certificate, Training Certificate, and a letter from your psychologist/psychiatrist. Additional deposits and or pet rent are not required for service animals, but Tenant(s) are responsible for cleaning up after the animal. Tenant(s) are also responsible for any damage done to the unit, building or grounds, beyond reasonable wear and tear. Service animals must meet local and state laws for vaccinations. Landlord requires the animal to be housebroken and neutered or spayed.

If the Tenant violates any part of this Addendum, the Tenant is then in default of the Lease. In event of a default, the Landlord may initiate legal proceedings in accordance with Pennsylvania local regulations to evict or have the Tenant removed from the Leased Premises as well as seek judgment against the Tenant for any monies owed to the Landlord as a result of the Tenants default.

Tenant agrees to have all areas clean and deodorized by a professional cleaning service, such as Stanley Steemer (1-800-STEEMER), or Dicaprio Cleanig Service 724-652-4888. Full cost is to be paid by Teanant.

Tenant must have liability policy for \$100,000.00 with J Martin Rentals listed on policy.

Tenant's Signature: _____ Date: _____

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Landlord's Signature: _____ Date: _____