

Moxie Property Management

2131 N. Collins, 433-330 • Arlington, TX 76011
(682) 738-4050



1. Pet Agreement

1.1 PET AUTHORIZATION AND PET DESCRIPTION

Tenant may not keep any pet on the Property or in the Unit unless specifically authorized by this agreement. "Pet" includes any animal, whether mammal, reptile, bird, fish, rodent, or insect.

Tenant may keep the following pet(s) on the Property until the above-referenced lease ends: <<Pet Information>>.

1.2 CONSIDERATION

In consideration for Landlord's authorization for Tenant to keep the pet(s) described in Paragraph 1.1 on the Property, the parties agree to the following:

Refundable Pet Deposit - on or before the Commencement Date listed in the lease to which this Addendum is attached, Tenant will pay Landlord a pet deposit of <<Total Additional Deposits>>. The pet deposit is an increase in the security deposit in the lease and is made part of the security deposit for all purposes. This increase in the security deposit is not refundable before the lease ends, even if the pet is removed. Any refund of the security deposit, including this increase, is governed by the terms of the lease.

Non-Refundable Pet Fee - Tenant will, on or before the Commencement Date listed in the lease to which this Addendum is attached, pay Landlord <<Total Additional Deposits>>, as a one-time, non-refundable payment.

1.3 PET RULES

Tenant must:

- (1) take all reasonable action to insure that any pet does not violate the right of other persons;
- (2) comply with all applicable statutes, ordinances, restrictions, owners' associations rules, and other enforceable regulations regarding any pet;
- (3) keep the rabies shots of any pet current;
- (4) confine any pet that is a dog or cat, when outside, by fences or on leashes under Tenant's control;
- (5) confine any pet other than a dog or cat in appropriate cages, enclosures, etc. at all times;
- (6) promptly remove any pet waste from the Property or Unit, including all living areas, garages, storage areas, yards, porches, patios, courtyards, and decks;
- (7) promptly remove from the Property or Unit any offspring of any pet.

1.4 ACCESS

Tenant must remove or confine any pet at any time that the pet is likely to limit or prohibit Landlord or other persons access to Property in its entirety as permitted by the lease.

1.5 DISCLOSURE CONCERNING PETS

Tenant is unaware of any incident involving any pet named in this Agreement biting or injuring another person AND Tenant is unaware of any pet named in this Agreement having the propensity or predisposition to bite or injure another person.

1.6 TENANT'S LIABILITY

Tenant is responsible for:

- (1) any damage to the Property or Unit or any item in the Property or Unit caused by any pet;

- (2) any personal injuries to any person caused by any pet;
- (3) any damage to any person's property caused by any pet.

Tenant will pay all reasonable costs that are necessary to clean, deodorize, deflea, or repair any part of the Property, including but not limited to the carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances, sod, yard, fences, or landscaping.

1.7 INDEMNIFICATION

Tenant will protect, defend, indemnify, and hold Landlord, Landlord's property manager, and Landlord's agents harmless from any damages, costs, attorney's fees, and expenses that are caused by the act of any pet or Tenant.

1.8 DEFAULT

If Tenant breaches any provision in this Pet Agreement, Landlord may exercise all or any of the remedies described under Paragraph 3.1 of the lease.

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