



Smith Properties Management, Inc.
1312 North Oak Street/801 Pecan Street
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Pecan Street (985) 542-4760 office (985) 542-1904 fax

Pet Addendum

The permission granted in the Pet Addendum shall be limited to the pet named _____ and described as follows:

Type of Pet: _____

Color: _____

Breed: _____

The Resident(s) has paid a total of \$_____ for a Pet Occupancy Fee. This fee is non-refundable.

Should the Lessee fail to comply with any part of the Pet Agreement in Paragraph 5 of the Lease and Policies attached, the Lessor reserves the right to revoke permission of the pet on property. In such event, the Lessee agrees to permanently remove the pet from the property within 48 hours of receiving written notice thereof from the Lessor. Failure to comply with same shall be grounds for immediate termination of the Residential Lease Agreement.

I, _____, accept financial responsibility for the entire amount of any damages or injury to property or persons that may occur because of said pet. I understand that violations of any of these rules may be grounds for removal of said pet and/or termination of my tenancy.

This agreement is made on the _____ day of _____.

Complex: _____ Apt#: _____

Resident Signature

Leasing Management Signature

PET POLICIES

1. Pets shall not be kept, bred, or used for any commercial purpose.
2. Pets must be confined to the pet owner's unit and must not be allowed to roam free or be tethered. Pets must not be left unattended on patios or balconies. Pets in transit are to be carried, restrained by a leash, or placed in an animal carrier.
3. Pets are to be walked on the perimeter of the property. When walking pets, resident is responsible for immediately cleaning up and disposing of the pet waste in a secured bag. Violations will result in a \$25.00 fine per offense or face eviction.
4. Cat litter may not be disposed of in the bathroom toilets.
5. Pet owners are responsible for any damage caused by their pets. The \$500.00 pet occupancy fee **will not** cover any of the damage costs.
6. No pet shall be allowed to become a nuisance or create any unreasonable disturbance. Examples of nuisance behavior for the purpose of this paragraph are as follows:
 - Pets whose unruly behavior causes personal injury or significant property damage.
 - Pets who make noise continuously and/or incessantly for a period of ten minutes.
 - Pets in common areas who are not under the complete physical control of a responsible human companion and on a hand-held leash of no more than six feet in length or in a pet carrier.
 - Pets who relieve themselves more than once on wall or floors of common areas.
 - Pets who exhibit aggressive or other dangerous or potentially dangerous behaviors.
7. If in the sole opinion of the Lessor, said pet shall become a nuisance, the Lessee agrees to remove said pet from the premises.
8. Feeding or otherwise caring for stray animals is prohibited.
9. Guests are not allowed to have pets within the apartment community.

Lessee has read and understands the above Pet Policies. _____ (Initial)

Lessee agrees to the above Pet Policies and will follow all set forth herein. _____ (Initial)



EQUAL HOUSING
OPPORTUNITY