

PET ADDENDUM TO RENTAL AGREEMENT

Property Address: _____ Hereafter referred to as "Property"
Reference Date: _____

IT IS HEREBY AGREED BY AND BETWEEN LANDLORD AND TENANT THAT Aloha Paradise Realty Inc. (hereafter referred to as "Landlord") will allow _____ (hereafter referred to as "Tenant") to have:

- Spayed/Neutered
- Spayed/Neutered

on the premises designated below under the following agreed terms and conditions:

- 1. Tenant has read, understands and agrees to abide by all applicable House Rules (provided at the time of signing) pertaining to pets.
- 2. That the pet will not be allowed out of the Property boundaries without proper restraint and under the complete control of a responsible human companion.
- 3. That any damage to the interior or exterior of the premises, grounds, flooring, walls, trim, finish, tiles, carpeting, curtains, or any stains, etc., will be the full responsibility of the Tenant and that the Tenant agrees to pay all costs involved in the restoration to its original condition. If, because of any such stains, etc., said damage is such that it cannot be removed, then the Tenant hereby agrees to pay the full cost and expense of replacement.
- 4. It is understood and agreed that the Tenant will permit Landlord to fumigate the premises, including any grounds, (if any), for fleas and ticks and clean all carpets when Tenant vacates the premises. The contractors used will be the Landlord's contractors and cost will be done at competitive prices at the expense of the Tenant.
- 5. Tenant will provide adequate and regular veterinary care of pet, ample food and water, and will not leave pet unattended for any undue length of time. Tenant will diligently maintain cleanliness of litter pans as well as sleeping and feeding areas.
- 6. It is further understood and agreed that if efforts to contact the Tenant are unsuccessful, the Landlord or the Landlord's agents may enter Tenant's apartment if there is a reasonable cause to believe an emergency situation exists with respect to the pet. Examples of an emergency situation include abuse, abandonment, or any prolonged disturbance. If it becomes necessary for the pet to be put out for board, any and all costs will be the sole responsibility of the Tenant.
- 7. It is further understood and agreed that the Tenant agrees to put the pet out or board the pet for any balance of this Rental Agreement should it be necessary because of any noises, violations of house rules, and/or damage to the premises or the neighbors' property or any complaints from neighbors regarding any of these items.
- 8. Tenant agrees to indemnify, hold harmless, and defend Landlord or Landlord's agents against all liability, judgments, expenses (including attorney's fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by the Tenant's pet(s).
- 9. If a dispute arises out of this contract and cannot be settled through negotiation, the Landlord and Tenant agree first to try in good faith to settle the dispute by mediation administered either by a local mediator or by the American Arbitration Association under its commercial mediation rules. If the parties cannot agree on which agency shall administer the mediation the Landlord's (Landlord or Tenant) choice shall govern.
- 10. Should pet(s) have offspring all puppies/kittens/etc. shall be removed from the Property no later than 7 weeks from birth.

Landlord/Managing Agent: _____
Tiffany DuBose (R)

Tenant: _____

Tenant: _____