

Signatory Name	Role	Signatory Signature	Date Signed
	Tenant		
	Tenant		
	Tenant		
	Tenant		
Ekeba International, LLC	Landlord		

Pet Addendum

Tenant has requested to keep the pet described below in a property owned by EKEBA International, LLC. In consideration of the recommendations of the United States Humane Society (see their web site) we hereby amend the Property Lease Agreement to allow the above responsible owner of the following pet, pre-approved by us to reside in the property.

1. Pet particulars:

Name	Pet type & description (e.g., dog/cat; mix breed/black)	License or registration #	License county	Veterinarian name, address, phone and or email address

2. Foremost, be advised that EKEBA, LLC considers pet ownership a serious responsibility, and that we **do enforce our pet lease**. You accept that you are being given a conditional authorization to keep the animal(s) described in this addendum until the lease contract expires. But we may terminate this authorization sooner if your right of occupancy is lawfully terminated or if in our judgment you and your pet or your guests violate this addendum.
3. You will keep only the pet listed in this addendum; you must not substitute another pet. Neither you nor your guests or co-tenants may bring any other pet into the premises. You must provide a picture either in *.jpg or *.png format of the pet to landlord within 48 hours of the start of tenancy.
4. You accept that at landlord's discretion, a refundable pet damage/security deposit of up to one month's rent may be demanded at any time which must be paid on demand. Whether an additional refundable pet deposit is required or not, the rental damage/security deposit also serves as 'additional pet deposit' and the 'additional pet deposit' also serves as damage/security deposit.

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5. You agree to pay \$15.00 per pet per month.
6. You agree to follow all pet ownership rules, regulations, ordinances of the Country, State, County and local jurisprudence of said property. You agree to ensure that the pet has an appropriate Local Animal License and wears a collar with a visible identification tag bearing your name and phone number, a valid Rabies tag, and et cetera all the time. Landlord may require proof at any time, and if requested, you agree to provide to landlord within 24 hours, evidence from a practicing Veterinarian that all necessary shots are current.
7. You agree to maintain a flea control program on all susceptible pets. Should an infestation occur, you agree to pay for the full cost of the control, eradication and intervention.
8. If you claim service or support animal, then you must provide to landlord within 7 calendar days, a written certification from an appropriate and licensed professional, attesting to the need for a service or support animal.
9. You unequivocally affirm that the pet:
 - a. Is your legal property; that is, you are the legal owner of the pet(s);
 - b. Has no history of causing physical harm or of aggression or vicious behavior towards persons or animals; scratching, and excessive barking, distemper, aggressive behavior.
 - c. Has no history of making sounds likely to be disturbing to others;
 - d. Has no existing health or physical conditions that are either transmissible or could pose a threat to humans or other pets. Such undesirable conditions include, but are not limited to blindness, distemper, deafness, fleas, ticks, rabies or other parasites;
 - e. Is up to date on all vaccinations at all times;
 - f. Is regularly treated for fleas and ticks;
 - g. Is at least 6 months old;
 - h. Is fully house-broken/trained;
 - i. Will attain a weight of no more than 60 pounds at full growth; animals that will exceed this weight must seek an exception in writing;
 - j. Is sterilized (neutered/spayed) and declawed.
 - k. Is kept visually clean and free of infestations.
 - l. Will not be kept for breeding, fighting or used for any commercial purpose. No animal offspring are allowed.
10. Animal wastes attract rodents, maggots, flies and cockroaches and are also known to spread and or transmit diseases. You therefore, agree to train/restrict your animal to only urinate or defecate in a designated area and that you will immediately scoop/clean, bag and properly dispose of your animal's waste in properly sealed plastic bags. If you do not remove your pets waste immediately, you will receive a lease violation notice along with a \$25.00 fine. A second violation may result in demand for you to immediately and permanently remove the pet from the property. You also agree to water out/dilute urine spots to prevent damage to the yard, shrubbery and vegetation and to control odor and prevent pest attraction.
11. Inside animals shall only urinate and defecate in a litter box with a kitty litter-type mix. The box must be hooded and kept on a tile or linoleum surface. It may not be kept on carpet or hardwood. A plastic mat must be placed under and in front of the litter box to further protect the floors and baseboards.
12. You are responsible for the animal's actions at all times. You accept/agree:

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- a. That the animal must not disturb the neighbors or co-tenants, regardless of whether the animal is inside or outside the property.
 - b. That the animal may not be tied to any fixed object anywhere outside the dwelling units, except in fenced yards (if any) for your exclusive use.
 - c. To ensure that the pet does not become a nuisance or annoyances in the neighborhood (e.g., excessive barking, menacing, escaping, et cetera). You agree to immediately remedy any complaints about the pet.
 - d. To maintain renter's insurance sufficient to cover any and all possible liabilities occasioned by said pet against person or property (a copy of the insurance policy must be provided to landlord before tenancy may start).
 - e. To immediately pay any damage done by the pet to property or person.
 - f. Not to replace removed, lost or deceased pet without landlord's written permission.
 - g. Not to allow a pet not registered with landlord into the premises (not even for a short duration visit). **Please see additional terms/penalties in the master lease contract.**
 - h. To ensure that the pet is locked up secured (e.g., kept in a kennel/cage) whenever landlord or anyone authorized by landlord is in the premises.
 - i. You accept full financial responsibility for all service calls that could not be successfully performed by landlord or a representative due to your pet.
 - j. That the pet will be fed and watered inside the dwelling unit; animal food will not be left outside the dwelling; a practice that may attract undomesticated/wild animals.
13. You accept that landlord or a representative may enter the premises and remove the animal with written notice before or after its removal if in landlord's sole judgment, you have:
- a. violated our animal rules;
 - b. allowed the pet to defecate or urinate where it's not supposed to;
 - c. abandoned the animal;
 - d. left the animal in the premises for an extended period of time without food or water;
 - a. failed to care for a sick animal;
14. You agree to pay for any injury, damage, loss, or expense caused by your pet. It is further understood that such restitution shall be made over and above any rent paid. You and all co-tenants will be jointly and severally liable for the entire amount of all damages caused by the animal, including all cleaning, shampooing, defleaing, and deodorizing. This provision applies to all parts of the dwelling unit, including carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances, as well as landscaping and other outside improvements. If items cannot be satisfactorily cleaned or repaired, you must pay for us to replace them completely. As owner of the pet, you are strictly liable for the entire amount of any injury that the animal causes to a person or property, ours or of a third party. You'll indemnify us for all costs of litigation and attorney's fees resulting from any such damage. Payment for damages, repairs, cleaning, replacements, etc. are due immediately upon demand.
15. Regardless of how long the animal was at the property, when you move out, you will pay for restoration and remediation services such as cleaning, shampooing, defleaing, and deodorizing to protect future residents from possible health hazards, remove discomforting odors, pet hair, stains or identified nuisance from the premises (e.g., clean the: house, furnace, vents, floor,

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carpet, air conditioner coil, et cetera). Unless we grant you exclusion in writing, you accept that: We — not you — will arrange for these services. You are responsible for the cost.

16. You agree to hold landlord harmless from all liability arising from the Tenant's ownership or keeping of the pet, including but not limited to any liability resulting from the Landlord turning said pet over to local pet policing authorities should the pet be found unsupervised. You agree to indemnify and hold landlord harmless from any and all claims which may be made against landlord by reason of landlord permitting tenant to keep the pet in said property. You accept that Landlord will not be responsible for the injury, harm, or death of the animal, and agrees to hold Landlord harmless for any damages suffered as a result of any harm caused on the animal or by the animal upon another person, guest or employee. Tenant shall be responsible for the entire amount of all damages caused by the pet as well as the entire amount of any injury to individuals or property. Tenant is required to obtain a Pet Liability Policy. (Inquire with your insurer as this type of policy can be added as a rider to most renter insurance policies.)
17. You acknowledge that no other oral or written agreement exists regarding animals. No one representing us has authority to modify this Pet Addendum except in writing and signed by a designated official. This Pet Addendum is considered part of the Rental Lease Contract.