

121 WEST CHURCH STREET
PO BOX 951
LOCK HAVEN, PA 17745
PH: 570-748-8550 FX: 570-748-6401



PET ADDENDUM

1.1 Agreement

This addendum to the Rental/Lease Agreement is made and entered into on _____, between Davis Real Estate, Inc. and _____, pertaining to the premises located at

_____.

1.2 Allowance of Pets

Landlord agrees that only the pet(s) described in Section 1.8 of this Addendum may be permitted on the Property. Tenant may not have any other pet(s) on any part of the Property without Landlord's written permission. Guide and support animals are not pets.

All rules and regulations of the Pet Policy must be adhered to.

1.3 Tenant's Duties

1. Tenant will clean up after the pet(s) in all areas of the Property, including common areas.
2. Tenant will keep pet(s) inside the property at all times, except while on a leash or otherwise restrained by and under the full control of Tenant.
3. Tenant will comply with all local ordinances regarding pet ownership, including licensing and vaccination.
4. Tenant will not permit pet(s) to interfere with the quiet enjoyment of other tenants on the Property or to become a nuisance as defined by state and/or local law.

1.4 Loss or Damage

Tenant is responsible for any loss or damage caused by the pet(s). Tenant agrees that Landlord bears no responsibility for any damage, injury, or nuisance caused by the pet(s).

We perform a black light inspection at move-in and move-out. Tenant will be responsible for any damage or smells due to the pet.

1.5 Rental Insurance

In addition to the insurance requirements of the Lease, Tenant must have rental insurance that covers pets providing at least \$25,000 property insurance and \$300,000 liability insurance to protect Tenant, Tenant's personal property, Tenant's guests, and Landlord who may be injured while on the Property.

Tenant must maintain this insurance through the entire Term and any Renewal Term. Tenant will provide proof of insurance upon request. Tenant will notify Landlord within 10 days of changes to or cancellation of these policies.

1.6 Removal of Pets

(A) If Landlord determines that Tenant has not fulfilled Tenant's duties described in this Addendum, Landlord will provide a written warning to Tenant for the first offense. Tenant will be given 7 days to correct the situation.

(B) If Landlord determines a second time that Tenant has not fulfilled Tenant's duties described in this Addendum, Landlord will provide a written notice to Tenant. Tenant will be given 7 days to remove the pet(s) from the Property. Failure to remove the pet(s) within the time provided will be considered a breach of the Lease.

(C) All other terms and conditions of the Lease will remain in full force and effect. Tenant's failure to remove the pet(s) from the Property is a breach of the Lease, and Landlord will have all remedies as stated in the Lease.

1.7 Additional Fees/Charges

(A) All pets must be screened. Screening fees are \$30 for the first pet and \$20 for each additional pet.

(B) Tenant will pay a non-refundable pet deposit of \$250 and a refundable pet deposit of \$250

(C) Tenant will pay an additional monthly charge of \$25 for each pet under 30 pounds and \$50 for each pet over 30 pounds

1.8 Dangerous Dogs

Pennsylvania law makes it a summary offense for harboring a "dangerous dog." Under no circumstances is a "dangerous dog" permitted on the property. A dog is considered dangerous under 3 P.S. 459-502 - A where:

(A) The dog has done one or more of the following:

1. Inflicted severe injury on a human being without provocation on public or private property.
2. Killed or inflicted severe injury on a domestic animal, dog or cat without provocation while off the owner's property.
3. Attacked a human being without provocation.
4. Been used in the commission of a crime.

(B) The dog has either or both of the following:

1. A history of attacking human beings and/or domestic animals, dogs or cats without provocation.
2. A propensity to attack human beings and/or domestic animals, dogs or cats without provocation. A propensity to attack may be proven by a single incident of the conduct described in 1.7 (A).

1.9 Description of the Pets

Pet Description _____ .

All other terms and condition of the Lease remain unchanged and in full force and effect.

Tenant and Landlord have read and understand this addendum.

YOU ARE LEGALLY BOUND BY THIS AGREEMENT. PLEASE MAKE SURE YOU READ AND UNDERSTAND IT!

THIS FORM HAS NOT BEEN APPROVED BY THE PENNSYLVANIA REAL ESTATE COMMISSION. IT WAS PREPARED BY DAVIS REAL ESTATE, INC. AND OUR LEGAL COUNSEL.

_____(SEAL)
Date Tenant

_____(SEAL)
Date Tenant

_____(SEAL)
Date Tenant

_____(SEAL)
Date Tenant