



PET POLICY

(COPIED FROM SECTION 4.13 OF TENANT LEASE)

No pets shall be kept on or in any part of the Premises unless formal written permission is first received from the Property Manager and an additional non-refundable pet per unit fee in the amount of Two Hundred Fifty Dollars (\$250.00) is paid and additional rent is paid in the amount of Twenty-Five Dollars (\$25.00) per month ("Additional Rent"), per pet. A certificate of proof of rabies vaccine must be submitted to Property Manager's office before the pet will be approved. Property Manager does not allow pets that are considered vicious, nor do we allow cats that do not have cat claw/nail caps or declawed. If there is a pet that we receive complaints about or creates problems in the community, we will require the owner to immediately remove the pet from the premises. The pet owner is responsible for removal of all pet waste on the premises and outside areas of the neighborhood. Pet owner will be fined for improper disposal of pet waste. All pets outside the premises must be on leash.

Pet weight limits and breed restrictions are established by the local municipality. Resident must follow local municipality laws regarding animals. We reserve the right at any time to add more breed types to this list as we determine them to be dangerous or vicious in nature. Any pet(s) found visiting regardless of duration will have a \$250.00 nonrefundable pet fee charged to the unit. This fee must be paid within 10 days of notification, or will be subject to a daily late fee of \$10.00 until satisfied in full. This Additional Rent shall be paid at the same time and in the same manner as monthly Rent. Tenant understands and agrees to adhere to pet rules and regulations set forth in the attached pet addendum if applicable. At this time of lease signing, Tenant agrees to owning no pets unless stated in an attached pet addendum in Exhibit A.

EXHIBIT A

(COPIED FROM SECTION 5 OF TENANT LEASE)

THIS PET ADDENDUM (hereinafter the "PET ADDENDUM") is made and entered into as of <<Lease Creation Date>> between ELUX Services LLC, (the "Property Manager") and <<Tenants (Financially Responsible)>> occupant and resident of the premises located at <<Unit Address>> Tenant is occupying the premises under a lease agreement with ELUX Services LLC

For and in consideration of the fees set forth below and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Landlord agrees to waive the animal and pet restrictions of the lease, provided that the Tenant agrees to and meets the following terms and conditions.

Pet Identity. Only the animal(s) listed below is authorized under this agreement. Additional animals must be approved by the landlord in writing in advance of entry upon the premises. Pet Information to include, type, breed, weight, color, age and name.

<<Pet Information>>

If no pets in the unit, above will be left blank and the below box needs to be checked

There will be no pets on unit premises. I understand if I do get a pet under the lease terms, I will notify the property management office within one (1) business day.



LANDLORD LIABILITY/INDEMNITY

(COPIED FROM SECTION 5.2 OF TENANT LEASE)

Landlord / Property Manager and Housing Agency shall not be liable to Tenant, Tenant's guests or other occupants or persons on the Premises for injury, damage or other losses to such persons or their property caused by Tenant's pet. Tenant agrees to take full responsibility and indemnify and hold Landlord/ Property Manager and Housing Agency free and harmless from any and all liability for injury to any person or persons, or for damage of property arising from the tenant's pets.

PET RULES

(COPIED FROM SECTION 5.3 OF TENANT LEASE)

- Any pet staying in the unit for any period of time needs to be approved and pet rents & fees need to be paid in advance.
- Two (2) pets allowed in each unit. Please inquire if you are considering having more than 2 pets.
- If there is a pet that we receive complaints about or creates problems in the community, we will give the resident a warning, unless the complaint is an endangerment to the community, in which case the pet may be required to leave immediately. If we still continue to receive complaints we may require the pet owner to immediately remove the pet from the premises.
- The pet owner is responsible for removal of all pet waste on the premises and areas of the neighborhood.
- All pets outside the premises must be on leash.
- Tenant is responsible for any damages both inside and out.
- Tenant agrees to uphold all policies listed in the pet addendum and local municipality laws.
- Breeding or boarding pets on the premises is strictly prohibited.

PET REGULATIONS

(COPIED FROM SECTION 5.4 OF TENANT LEASE)

Tenant agrees to register and immunize the pet in accordance with all applicable laws and requirements and submit rabies immunization paperwork to the leasing office. Tenant warrants that the pet is housebroken (or will be if currently a puppy) and warrants that the Pet has no history of causing physical harm to persons or property, such as biting, scratching or chewing and has no history of vicious tendencies. Tenant agrees to clean up after the pet on the premises, grounds, common area, walks, parking areas, landscaping or gardens. Tenant agrees to the pet agreement for the Premises agreement. Failure to comply with or observe of any of the Rules and Regulations shall be deemed an Event of Default and may require immediate removal of the pet.

RABIES VACCINATION

(COPIED FROM SECTION 5.5 OF TENANT LEASE)

Each Tenant is required to turn in a current Rabies Vaccination Certificate for your file. An updated certificate also needs to be turned in annually. Puppies can be vaccinated for rabies as early as 12 weeks of age. The rabies vaccine should be boosted within one year following the initial rabies vaccination. Once this second rabies vaccine has been administered, dogs should receive rabies vaccines every three years.



PET FEES/RENT

(COPIED FROM SECTION 5.6 OF TENANT LEASE)

No pets shall be kept on or in any part of the premises unless formal written permission is first received from the Property Manager and an additional non-refundable pet fee in the amount of Two Hundred Fifty Dollars (\$250.00) is paid and additional rent is paid in the amount of Twenty Dollars (\$25.00) per month for each pet ("Additional Rent"). The additional pet rent is payable in advance on the first (1st) day of each month, without demand or notice, during the term of this Lease; provided, however, that the first month's Rent shall be paid at the time of the execution of this Lease. All such monthly payments of Rent shall be paid on or before the date when due without a period of grace, and if not paid on such date when due, then in addition to other remedies which may be provided by this Lease or as may be provided by law, Tenant agrees to pay the sum of \$50.00 as a late charge for each late payment after the fifth (5th) day of month and an additional \$10.00 per day until the Rent is paid in full. All Rental payments shall be made through the resident portal. A service charge of \$50.00 will be applied to each returned, unpaid check given to management as payment of Rent.
