

NWA CUSTOM LEASING

PO BOX 10557 - 1200 E. Joyce Blvd., FAYETTEVILLE, AR 72703

rentals@nwaleasing.com (Cell) 479-419-0088

PET ADDENDUM

Landlord's Remedies for Violations:

- 1. Removal of pet(s) by Tenants:** If, in the Landlord's sole judgment, Tenant(s) or their guests violate any rule of the Pet Agreement, residents shall immediately and permanently remove the pet from the premises upon written notice to do so from the Landlord.
- 2. Removal of pet(s) by Landlord.** If in the Landlord's sole judgment, Tenant(s) have abandoned the pet(s), left it unattended for any extended period of time without food or water, failed to care for it if it is ill, or left it unattended in violation of the rules herein, the Landlord may, with one day's prior written notice left in a conspicuous place, and, in accordance with the terms of the Lease pertaining to Landlord entry, enter the dwelling to remove the pet(s) and turn them over to local humane society. Owner shall not be liable for loss, harm, sickness or death of the pet(s), unless due to Landlord's negligence. Owner has no lien(s) on the pet(s) for any purpose, but Tenant's shall pay for reasonable care and kenneling if the pet(s) is removed in accordance with this paragraph.
- 3.** If, during the course of the lease, tenant neglects to remove animal waste from the exterior yard on a daily basis, the tenant will be issued a written warning by email or mail. After that, if daily waste removal continues to be a problem, the tenant will be charged a minimum of \$25 for clean-up by landlord or their agents per occurrence when clean-up is required.
- 4. Cleaning and repairs:** Tenant(s) shall be jointly and severally liable for the entire amount of all damages caused by the pet(s). If any item cannot be satisfactorily cleaned or repaired, Tenant(s) must pay for replacement of such items.
- 5.** The tenant(s) hereby certifies the pet(s) are neither aggressive nor vicious and assumes all liability for the pet(s). Injuries: Tenant(s) shall be strictly liable for the entire amount of any injury to any person or property caused by a pet(s), and shall indemnify the Owner for all costs of litigation and attorney's fees resulting from the same.
- 6. Move-out:** After Tenant(s) vacate the premises, they shall reimburse the Owner for the cost of de-fleaing, deodorizing or shampooing where necessary to protect future residents from any health hazards.
- 7. Other remedies:** The Pet Agreement is an Addendum to the Lease Agreement between Landlord and Tenant(s). If any rule or provision of this Pet Agreement is violated, Landlord shall, in addition to the foregoing, have all rights and remedies set forth in the Lease Agreement for violations thereof, including, but not limited to, eviction, damages and attorney's fees.

NWA CUSTOM LEASING

PO BOX 10557 - 1200 E. Joyce Blvd., FAYETTEVILLE, AR 72703
rentals@nwaleasing.com (Cell) 479-419-0088

Maximum pets allowed cannot exceed 2 animals. If tenant(s) are found to be in violation of the number of allowed animals; residents shall immediately and permanently remove the pet from the premises upon written notice to do so from the Landlord. Landlord can issue a Notice to Vacate, for violation of this Pet Addendum.

Pet Name: _____ M / F: _____ Fixed: _____	Breed / Weight: _____ Age: _____ Inside / Outside: _____
Pet Name: _____ M / F: _____ Fixed: _____	Breed / Weight: _____ Age: _____ Inside / Outside: _____

The above pet(s) will be kept at this address _____ during the term of the lease.

Date Paid: _____ Pet Deposit Due: \$ _____

Owner and Resident have executed the above Addendum on (month) _____,
(day) _____, (year) _____.

By signing below, I/we agree to the pet maintenance practices noted above. We understand that cat litter boxes must be cleaned on a regular basis. We also agree to clean up dog feces outside on a daily basis, and understand that we will be charged a minimum fee of \$250 if landlord or lawn service is required to clean and/or repair the yard and/or fence from holes upon tenants vacating of premises.

TENANT(s):

OWNER or OWNERS REPRESENTATIVE:
