

1ST AVENUE PROPERTIES

545 N. Benjamin Lane, Suite 185
Boise, ID 83704
208-947-4607 208-287-8492 fax

1aprental.com 1aprental@gmail.com

Addendum to the rental agreement dated _____.

Property location of _____.

Between _____ the Tenant and 1st Avenue Property Management.

PET AGREEMENT

In the event of any violation of any of the following terms and conditions, 1ST AVENUE PROPERTY MANAGEMENT shall have the right to immediately cancel and require the pet owner to immediately remove the pet from the premises. Cancellation of this agreement will not imply a waiver of the Tenant's responsibilities for any damage.

1ST AVENUE PROPERTY MANAGEMENT agrees to waive the pet restrictions of this rental agreement provided the Tenant and pet owner agree to and meet the following terms and conditions.

1. Only the pet(s) listed and described below are authorized under this agreement. Additional or other pets must be approved by 1ST AVENUE PROPERTY MANAGEMENT.
2. Pet(s) will not cause: danger, damage, nuisance, noise, health hazard, or soil the premises, grounds, common area, walks, parking areas, landscaping or gardens. Tenant agrees to clean up after the pet and agrees to accept full responsibility and liability for any damage, injury, or actions arising from or caused by his/her pet(s).
3. Tenant agrees to register the pet(s) in accordance with the local laws and requirements. Tenant agrees to immunize the pet(s) in accordance with the local laws and requirements.
4. Tenant warrants the pet(s) is house broken. Tenant warrants that the pet(s) has no history of causing physical harm to persons or property, such as biting, scratching, chewing, etc. Tenant further warrants that the pet(s) has no vicious history or tendencies.
5. The Tenant agrees to observe the following regulations:
 - (a) DOGS & CATS: Must be controlled at all times. Must be kept on a short leash while in common areas or on the grounds. Barking will not be tolerated in that it

is considered to be a nuisance to other Tenants and neighbors. Proper disposal of cat litter (securely bagged) will be done on a frequent basis. Odors arising from cat litter will not be tolerated. Defecation in the yard shall be removed and discarded immediately in a secure, odor-proof bag or similar container. Urination or defecation in the interior may, if not sanitized to Owner's satisfaction, result in immediate termination of the rental agreement.

- (b) BIRDS: Birds will be properly caged. Seeds, feed and droppings will be shielded or caught to prevent accumulation and/or damage to carpet and floors.
- (c) FISH: Aquariums will not leak and will be cleaned regularly to prevent foul smelling water and/or odors.

PET DESCRIPTION

1. Type of Pet _____ Breed _____ Name _____
Age _____ Weight _____

2. Type of Pet _____ Breed _____ Name _____
Age _____ Weight _____

3. Type of Pet _____ Breed _____ Name _____
Age _____ Weight _____

PET DEPOSIT:

Tenant agrees to pay the following non-refundable pet fee \$ _____.

Tenant/Pet Owner _____
printed name

Tenant/Pet Owner _____ Date _____
Signature