

Animal Addendum-Turtle Creek Apartments

1. Pet Deposit

A non-refundable pet fee of \$250 per pet will be charged.

2. Conditional Authorization for Animals

Upon receipt of the pet fee, you may keep the animal that is described below in the dwelling until the Lease Agreement expires. We may terminate this authorization sooner if your right of occupancy is lawfully terminated or if in our judgment, you and your animal, your guests, or any occupant violates any of the rules contained in this Animal Addendum.

3. Animal Rules

You are responsible for the animal's actions at all times. You agree and will abide by these rules:

- **The only animal allowed in your apartment is the one listed on this animal addendum. No other animals are allowed in the apartment at any time. This means you are not allowed to animal sit for any pet in your apartment at any time.**
- **The animal must not disturb the neighbors or other residents, regardless of whether the animal is inside or outside of the dwelling.**
- **Animals must be housebroken. No animal offspring will be allowed.**
- **Inside, the animal may urinate or defecate only in a litter box with a litter-type mix.**
- **Outside, the animal may urinate or defecate only in the designated pet areas. Please do not let your animals urinate on our bushes, landscaping, etc.**
- **Animals may not be tied to any fixed object anywhere outside the dwelling.**
- **You must not let an animal into the swimming pool areas, laundry rooms, clubhouse or other dwelling units.**
- **Your animal must be fed and watered inside the apartment. You may not leave food or water for your animal outside the apartment at any time.**
- **You must keep your animal on a leash and under your supervision when outside the dwelling or any private patio or deck.**
- **We have designated areas on the grounds for animal defecation and urination. You are responsible for immediately picking up the waste and disposing of it properly. You are prohibited from letting an animal defecate or urinate anywhere on our property except in these areas. If the animal defecates anywhere on our property, you'll be responsible for immediately removing the waste and disposing of it promptly. Tenants who do not pick up and dispose of pet waste agrees to pay a \$25.00 fine for each offense. Any three written warnings or combination of any three written warnings initiate cause for immediate eviction. You must comply with all local ordinances regarding animal defecation.**

4. Additional Rules

We have the right to make reasonable changes to the animal rules from time to time.

5. Violation of rules

If you, your guest or any occupant violates any rule or provision of this Animal Addendum (based upon our judgment) and we give you written notice, you must remove the animal immediately and permanently from the premises. We also have all other rights and remedies set forth in the Lease Agreement, including damages, evictions and attorney's fees.

6. Complaints about Animals

You must immediately and permanently remove the animal from the premises if we receive a reasonable complaint from a neighbor or other resident or if we, in our sole discretion, determine that the animal has disturbed neighbors or other residents.

7. Liability for Damages, Injuries, Cleaning, etc.

You and all co-residents will be jointly liable for the entire amount of all damages caused by the animal/pet. This provision applies to all parts of the dwelling unit, including carpets, doors, walls, blinds, 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. Payment for damages, repairs, cleaning, replacements, etc. are due and payable upon demand. The \$250 pet fee is for normal wear and will not be used towards replacement of carpet, pad, blinds, etc.

As owner of the animal, you are held solely liable for the entire amount of any injury that the animal causes to a person or anyone's property. You will be responsible for any for all costs of litigation and attorney's fees resulting from any such damage.

8. Multiple Residents

Each resident who signed the Lease Agreement must sign this Animal Addendum. You, your guests and any occupants must follow all animal rules. Each resident is jointly responsible for damages and all other obligations set forth in this Animal Addendum, even if the resident does not own the animal.

Please take appropriate care of your animal/pet.

Turtle Creek Apartments – Animal Addendum Signature Page

Pet Owner's Name _____

Turtle Creek Drive, Apt. _____, Branson, MO 65616

Animal's Name _____ Male Female

Breed _____ Color _____ Weight _____

Age _____ Date of last rabies shot _____

Animal's Name _____ Male Female

Breed _____ Color _____ Weight _____

Age _____ Date of last rabies shot _____

As of 2/09 Branson has amended the animal control ordinance by eliminating the requirement that dog and cat owners must purchase a pet license each year. However, dogs and cats must wear a rabies vaccination tag.

Each resident who signed the Lease Agreement must sign this Animal Addendum.

Resident _____ Date _____

Resident _____ Date _____

Resident _____ Date _____

Property Manager _____ Date _____