

EVENTIDE, INC.

PET ADDENDUM (A) – every tenant is required to sign either pet addendum (A) or (B)

The Lease Agreement in relevant part states: *There shall be no dogs, cats, or pets of any kind permitted in, on, or about the Premises, or adjoining common areas (even temporarily), unless a written addendum with the Landlord’s consent is added to the Lease that provides otherwise. If a pet has been in the apartment at any time during the tenant’s term of occupancy (with or without the Landlord’s consent), a charge may be made for defleaing, deodorizing, and/or shampooing, carpet and pad replacement, sealing floors, refinishing hardwood floors, replacing linoleum, and tile floors, and/or other damages occasioned by the pet. In addition, Landlord reserves the right to withhold tenant’s entire house security deposit if it becomes necessary to do so after a pet is housed (with or without the Landlord’s consent) on the Premises for any period of time.*

**TENANT REQUESTS PERMISSION TO HOUSE A PET
&
LANDLORD GRANTS PERMISSION**

Landlord grants conditional permission for the following pet to be housed at _____ for so long as Tenant agrees to the following conditions:

- 1) Tenant agrees that Landlord, in its sole discretion, can revoke this permission at any time that Landlord determines either from its own experience or complaints from surrounding neighbors that the pet is outside (at any time) with out a leash, is barking loudly and often (at any time), or is a breed not shown below;
- 2) Tenant pays a pet security deposit of \$750;
 - a. which merges with the regular house deposit until the lease ends, the apartment is vacated, **and** an inspection by Eventide is performed;
 - b. which will not be refunded mid lease, upon a lease renewal, or when the pet departs;
- 3) Tenant pays a monthly pet rent of \$50;
- 4) Tenant agrees to provide proof (copy of declaration page) of a renter’s insurance policy in effect no later than move in day;
- 5) Tenant agrees to cage the pet at all times that the Tenant is absent from the premises;
- 6) Tenant acknowledges that they have been informed, herewith, that Eventide has historically needed to apply an average of 75% of pet deposits towards house damages where pets reside.

Description of Pet:

Height: _____ Weight: _____ Type: _____

Breed: _____ Color: _____ Sex: _____

Rabies Vaccination Tag # _____

The undersigned acknowledges having read and understood the foregoing:

Landlord:

Tenant:

Date

Print name here: _____

Date:

EVENTIDE, INC.

PET ADDENDUM (B) - every tenant is required to sign either pet addendum (A) or (B)

The Lease Agreement in relevant part states: *There shall be no dogs, cats, or pets of any kind permitted in, on, or about the Premises, or adjoining common areas (even temporarily), unless a written addendum with the Landlord’s consent is added to the Lease that provides otherwise. If a pet has been in the apartment at any time during the tenant’s term of occupancy (with or without the Landlord’s consent), a charge may be made for defleaing, deodorizing, and/or shampooing, carpet and pad replacement, sealing floors, and/or other damages occasioned by the pet. In addition, Landlord reserves the right to withhold tenant’s entire house security deposit if it becomes necessary to do so after a pet is housed (with or without the Landlord’s consent) on the Premises for any period of time.*

TENANT’S PET FREE ACKNOWLEDGMENT

The undersigned hereby acknowledges and agrees that _____ (hereinafter “unit”) will be totally and completely pet free for the duration of the lease. This acknowledgement is being made on behalf of all of the residents of the unit. Any tenant found to be in violation of this pet free acknowledgement is hereby given proper notice that any one or all of the following may occur:

- 1) If Landlord determines that the unit is not pet free for any amount of time, it can, at its sole discretion deem this a breach of the lease and avail itself of the remedies it has by law up to and including an eviction;
- 2) Tenant agrees that the failure for all tenants of the unit to maintain a pet free unit entitles the landlord to convert a potentially refundable security deposit on the house to a non refundable deposit. Tenant agrees to **FORFEIT** all claims it has to a refund of the house security deposit;
- 3) Tenant further agrees to pay Eventide an amount of \$35 per month for each month that the unit was not pet free;

The undersigned acknowledges having read and understood the foregoing:

Landlord:

Tenant:

Date

Print name here:_____

Date: