



Pet Addendum

Note: A separate Pet Addendum is required for each pet residing in a unit.

THIS AGREEMENT is hereby attached to and made a part of the Rental Agreement dated

_____, 20___ by and between Nika Corporate Housing, LLC and

_____, hereby known as "the Resident", for the premises located at:

_____.

WHEREAS, the Resident desires to keep a certain pet described below on the said premises and the Rental Agreement specifically prohibits allowing pets on the premises; the Rental Agreement is hereby amended to grant such permission to the Resident. In exchange for this permission, the Resident agrees as follows:

1. To deposit with Nika Corporate Housing a "Non-refundable Pet Deposit" in the amount of \$200.00 and a "Refundable Pet Deposit" of \$200.00 (per pet) which shall be held as security for the faithful performance of this pet Agreement.
2. To keep the pet from causing any annoyance or discomfort to others and to immediately remedy any complaints concerning the pet.
3. To keep the pet from damaging any property belonging to Nika Corporate Housing or others.
4. To immediately pay for any injury, damage, loss, or expense caused by the pet (In this regard, it is expressly understood that at no time shall the Resident apply any part of the Pet Deposit towards such amounts due, but rather, the Resident shall make restitution immediately and separately from the Pet Deposit.)
5. To keep the pet under control at all times.
6. To keep the pet restrained, but not tethered, when it is outside of the dwelling.
7. Not to leave the pet unattended for any unreasonable periods.
8. To hold Nika Corporate Housing harmless from all liability arising from the Resident's ownership or keeping of the pet, including but not limited to any liability resulting from Nika Corporate Housing turning said pet over to local pet policing authorities should the pet be found unsupervised.
9. To collect and dispose of the pet's droppings properly and quickly.
10. To provide to Nika Corporate Housing a picture of the above named pet.
11. To insure that pet will wear the appropriate Local Animal License, a valid Rabies Tag and tag bearing the owners name and phone number. All licenses and tags must be kept current.
12. To provide Nika Corporate Housing with evidence from the Veterinarian that all necessary shots and flea control agents are current and that the pet does not display a tendency to be aggressive or harmful.
13. The Resident agrees to control flea infestation and will exterminate if necessary, and immediately upon demand, in any and all areas affected with full cost to be paid by the Resident until resolved.
14. The Resident agrees that Nika Corporate Housing will not be responsible for the injury, harm, or death of the animal, and agrees to hold Nika Corporate Housing harmless for any damages suffered as a result of any harm caused on the animal or by the animal upon another person, guest or employee. The Resident shall be responsible for the entire amount of all damages caused by the pet as well as the entire amount of any injury to individuals or property. The Resident is encouraged to obtain a Pet Liability Policy that can be added as a rider to most renter insurance policies.
15. Pet shall not create any conflict or disturbance with others and will not threaten any physical harm to anyone.

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The permission granted herein shall be limited to a certain pet named " _____ " and described as follows:

Type of Pet: (ex: "Dog") _____

Breed: (ex: " Beagle") _____

Color: (ex: "Brown & White) _____

Pets Full-grown Weight: _____ lbs

Pets Full-grown Height: _____ inches

Age of pet: _____

Sex of pet: _____

Spayed or Neutered: Yes / No

De-clawed: Yes / No

Should the Resident fail to comply with any part of this Pet Agreement, Nika Corporate Housing reserves the right to revoke permission to keep the pet -- In such event, the Resident agrees to permanently remove the pet from the premises within 48 hours of receiving written notice thereof from Nika Corporate Housing; failure to comply with same shall be grounds for immediate termination of the Rental Agreement.

"I ACCEPT FINANCIAL RESPONSIBILITY FOR THE ENTIRE AMOUNT OF ANY DAMAGES OR INJURY TO PERSONS OR PROPERTY THAT MAY OCCUR BECAUSE OF MY PET. I UNDERSTAND THAT VIOLATIONS OF ANY OF THESE RULES MAY BE GROUNDS FOR REMOVAL OF MY PET AND/OR TERMINATION OF MY TENANCY."

Resident

THIS AGREEMENT is made in duplicate on this ____ day of, _____ 20____

Owner

Resident

Agent for Nika Corporate Housing, LLC