

Ironwood Place Apartments
Pet Addendum

ADDENDUM to lease dated / /2008 between Ironwood Place Apartments (herein after called "Management") and NAME (hereinafter called "Tenant"), for address Leslie Circle, Ann Arbor, MI. 48105.

In consideration of the sum of a **non-refundable \$250.00** deposit paid to Management by Tenant. Management gives the Tenant permission to keep a pet contained in the premises described in this lease, provided the Tenant follows all terms and conditions of this agreement. Failure to do so will result in removal of said pet within twenty-four (24) hours of receipt of notice from Management of the above-mentioned apartment, or be in direct violation of their lease agreement.

1. Tenant agrees to pay a monthly non-refundable pet charge of \$25.00 for each pet. Two pets allowed per apartment.

2. Management shall permit Tenant to keep
(pet) _____, (Breed)_____, (height)_____, (weight)_____, (color)_____

(pet) _____, (Breed)_____, (height)_____, (weight)_____, (color)_____

("pets") on the premises for the term of the lease, and so long as Tenant is not in default of same.

3. Tenant agrees the pet shall not be taken outside of the leased premises unless it is carried by an adult and/or secured by a leash. Pets found roaming loose on the premises will be picked up by Management or it's agents and sent to an animal pound at the owner's expense.

4. Tenant acknowledges and agrees that at no time are pets allowed in the following common recreation areas: pool, tennis court, fitness center, playground and any other common areas within the apartment community.

5. Tenant agrees the pet shall not be curbed on the shrubbery, sidewalks, flowers or lawn areas of the building patios. The tenant is responsible for the removal and disposal of pet waste. Failure to properly and immediately clean up after your pets(s) will result in a \$150.00 fine per incident.

6. Tenant shall not allow the pet to be a nuisance, annoyance, or interfere with the rights of quiet enjoyment of other residents due to any reason and agrees that Management shall have the right to demand Tenant remove the pet from the leased premises for the balance of the lease term and Management will not refund any portion of the pet fee. Any refusal by Tenant to immediately comply with such demand shall be deemed a material breach of lease.

7. Upon notice of non-renewal, expiration of the lease, Management may, at its discretion, conduct an inspection of the apartment carpet to determine whether repair or replacement may be necessary. Tenant agrees to be responsible for and will compensate Management for any damage caused by pet to the leased premises and any common area of the building, including replacement cost of carpet if necessary. Damages may incur for lawn areas located off patios where lawn has been killed because of pet waste.

8. Tenant hereby states that the pet is properly licensed and inoculated in accordance with local law and ordinances. Tenant agrees to display identification and license tags of the pet at all times. Management reserves the right to remove, from the premises, pets not displaying the above-mentioned tags.

Tag # _____

9. If requested, Tenant agrees to furnish Management with certificate of insurance or a copy of insurance policy covering comprehensive/personal liability to cover any loss or injury that may occur on or about the premises. The Tenant shall be responsible for any personal injury caused by the pet or any damage, destruction or loss caused by the pet to the leased premises, furnishings or other property of the community. The Management is hereby authorized to deduct the amount of such damages from the funds deposited as security under this lease agreement.

10. All cats must be spayed or neutered and declawed. Dogs are breed specific. The following breeds and mixes of any of these breeds are not permitted: Mastiffs, Doberman Pinchers, Rottweilers, Pitt Bulls, American Terriers, Akias, Chows and German Sheppards.

11. Tenant acknowledges the information regarding the breed, full-grown size and weight of pet(s) as listed in clause #2 above is true and correct and the tenant has submitted a colored picture of the pet attached to this rider.

Tenant: _____ Date: _____

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Management: _____ Date: _____