

# EXCEL REAL ESTATE MANAGEMENT, INC.

1502 E. Jackson Bloomington, IL 61701 ♦ (309) 829-5885  
www.ExcelREM.com

## LEASE ADDENDUM PET AGREEMENT

Name: \_\_\_\_\_  
*Last*
*First*

Address: \_\_\_\_\_  
*Street Address*
*City*
*State*
*Zip Code*

Pet 1: \_\_\_\_\_  
*Kind*
*Type/Breed*
*Color*
*Age*
*Weight*
*Name*

Pet 2: \_\_\_\_\_  
*Kind*
*Type/Breed*
*Color*
*Age*
*Weight*
*Name*

Manager agrees to waive the pet restrictions in paragraph 5 of lease provided that Resident and pet(s) owner agree to and meet the following terms and conditions below:

- 1) Resident warrants that listed pet(s) is a minimum of 2 years old and has a minimum of 2 years verifiable rental history. Only the pet(s) listed and described above are authorized under this pet agreement. Additional or other pet(s) must be approved by the Manager in writing.
- 2) Pet(s) will not cause: danger, damage, nuisance, noise, health hazard, or soil the apartment, unit, premises, grounds, common areas, walks, parking areas, landscaping or gardens. Resident agrees to clean up immediately after the pet(s) and agrees to accept full responsibility and liability for all damage, injury, or actions arising from or caused by said pet(s). Repairs of damaged property will be considered restoration to **original condition**. All carpeting has been checked for pet urine and pet damage prior to your move-in. We will check all carpeting when you move out. If there is pet urine in or damage to the carpet we will bill Resident for replacement of the carpet and padding.
- 3) Resident must supply proof of written proof of renters insurance to Manager prior to agreement being signed. Resident agrees to register the pet(s) in accordance with local laws and requirements. Resident agrees to immunize the pet(s) in accordance with local laws and requirements.
- 4) Resident warrants that the pet(s) is housebroken. Resident warrants that the pet(s) has no history of causing physical harm to persons or property, including but not limited to biting, scratching, chewing, etc., and further warrants that the pet(s) has no vicious history or tendencies. Resident agrees to provide proof of renter's insurance covering said pet(s).
- 5) Manager reserves the right to terminate the Pet Addendum at any time without contest. Any violation of this addendum will constitute immediate forfeit of entire Security Deposit. Termination of this agreement will not imply a waiver of the Resident's responsibility for any damages. Nor will it nullify or release Resident from lease.
- 6) The Resident agrees to observe the following regulations (but is not limited to these regulations):
  - Dogs and 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. Proper disposal of all pet feces (securely bagged) will be done immediately. Odors arising from such will not be tolerated.
  - Birds: Birds will be properly caged. Seeds and droppings will be shielded or caught to prevent accumulation and/or damage to carpeting/floors.
  - Fish: Aquariums will not leak and will be cleaned regularly to prevent foul water and/or odors. (see water-filled addendum)

Other Terms: \_\_\_\_\_

In the event of a violation of any of the above terms and conditions, Manager shall have the right to require the pet(s) owner/Resident to immediately remove the pet(s) from the premises and forfeit the security deposit. This addendum does not supersede the lease of Resident, but is in addition and shall be weighed separately. The Security Deposit received does NOT limit Resident's obligation.

**NOTICE:** Resident understands that upon vacating unit, Manager will hire a contractor to professionally clean the carpets (estimated at \$ in 2019) and professionally spray the unit for fleas (estimated at \$130.00 in 2019). Both of which will be taken from the Security Deposit. However, the Security Deposit shall NOT limit the Resident's obligation.

\_\_\_\_\_ (Initial)

MANAGER: Excel Real Estate Management, Inc.

RESIDENT(S):

DATE:

By: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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