

23. PETS (If Applicable):

- a. PERMISSION: Lessor grants permission to Tenant to keep the Pet(s) listed above, and no others, on the Premises, subject to the terms and conditions of the Lease and this Addendum. Lessor may revoke permission at any time if Tenant fails to comply with any of the terms of the Addendum or Lease. Lessee must have liability coverage for each pet of no less than \$100,000. Tenant takes full responsibility for the Pet(s) including, but not limited to all damages caused by the pet to the leased premises, property, other animals, or individuals. Tenant shall release and hold harmless landlords, lessors, managers, employees and all affiliates thereof, of any and all liability including but not limited to lawsuits, legal fees and the like. If applicable, Tenant shall cover wood floors with area rugs. Lessees acknowledge minimum \$300 cleaning charge for unauthorized pets located in the unit.
- b. PET RENT: Any additional rent due in connection with Lessee's approved pets shall be paid as described in paragraph 1.
- c. PET CONTROL: Tenant shall keep the Pet(s) leashed or in a crate at all times when in common areas including hallways, stairwells, and outdoor areas. Tenant shall immediately remove and properly dispose of all pet waste, and shall curb the Pet on shrubbery, flowers, or small trees. If there is any animal excrement on property, it must be removed immediately. In the event that there are any fines incurred from, including but not limited to City of Chicago Streets and Sanitation, Lessee is responsible for the fines and time at the minimum rate of \$200 per hour. In the event that any and all excrement is not immediately and properly disposed of, Lessor shall have the right to hire an animal excrement removal service and bill Lessee for fees and time incurred for such services. If there are any complaints in reference to pets, and upon written notice, Lessor requests Lessee to vacate the premises, Lessee agrees to vacate premises. Tenant shall refrain from allowing the Pet to bark, howl, or otherwise emit noises in such a level, frequency, or time as to disturb others. Tenant shall not keep the Pet on the Premises if the Pet becomes vicious or threatening, bites or attacks any person or other pet, or otherwise is or becomes a nuisance. Tenant shall not leave the pet on the Premises unattended for any period in excess of 8 hours. If Lessee is away from the premises, Lessee agrees that pets shall be reasonably sequestered in a comfortable and safe location, for example in a bedroom, with water, so Lessor may access Apartment in the event of an emergency without risk to Lessor, pets, persons entering unit, or property. Failure to sequester pets will result in minimum \$100 per hour charge for every hour the unit cannot be accessed.
- d. PET HEALTH: Tenant shall keep the Pet in accordance with all applicable laws and ordinances, including, but not limited to licensing the Pet with the City of Chicago, keeping current all applicable shots, and providing flea control, heartworm, and dewormers. Tenant shall provide proper care, food, and shelter for the Pet and not abuse the Pet in any way. No breeding of the Pet(s) shall be permitted on the Premises.
- e. CONDITION OF PREMISES: Tenant shall be responsible for all damage caused by the Pet to the Premises, including all repairs and replacements considered appropriate by Lessor. Tenant shall reimburse Lessor for any fees including extermination and cleaning, if applicable. Tenant shall remain liable for dormant infestation and latent pet odor (including extermination costs and carpet replacement/floor refinishing if necessary) for 90 days after the Pet is removed from the Premises and the required extermination and cleaning are complete.
- f. ADDITIONAL ENTRY RIGHTS: In addition to Lessor's rights under the Lease, if Lessor or Lessor's representative receives any complaint regarding the Pet or otherwise has reason to believe that a violation regarding the Pet has occurred, Lessor or lessor's representative may enter the Premises to investigate the possible violation. Lessor will only enter the Premises under this provision on reasonable notice and at a reasonable time unless the circumstances require otherwise, such as in the event of an emergency, Tenant's absence from the Premises, or Tenant's attempted evasion of the requirements of the Lease.
- g. REMOVAL OF PET: In an emergency, or if the Pet becomes vicious, appears severely ill, or otherwise behaves in a manner that Lessor or lessor's representative believes poses an immediate threat to the health and safety of the Pet or others, they may enter the Premises and remove, or cause to be removed, the Pet and take any other action which lessor or lessor's representative considers appropriate, including placing the Pet in shelter, rescue, veterinary hospital or other similar facility. In such an event, Tenant shall be responsible for all costs incurred.

This is a sample only. Nothing on this site or example is meant to be legal, accounting or advice on any level. Consult your own advisor regarding any legal documents.