



## Pet Addendum

THIS AGREEMENT made and entered into between Nasch Properties, LLC, "Owner/Agent" and "Resident".

Resident is renting from Owner/Agent the premises located at:

**1019 E. Glenoaks Blvd, Unit #\_\_\_, Glendale, CA 91206**

What type of pet: \_\_\_\_\_ How many pets: \_\_\_\_\_  
Name of pet #1: \_\_\_\_\_ Name of pet #2: \_\_\_\_\_

A Pet Deposit is required for dogs, cats, guinea pigs, gerbils, and hamsters. The pets that do not require a deposit and do not get charged pet rent are fish or birds. Any damages coming from birds or fish will be assessed like any other pet.

A. Monthly Pet Rent: \$ 35.00 x 1 = Monthly Total: \$35.00  
B. Pet Deposit \$ 500.00 x 1 = Total: \$500.00

Pet rent is due the 1<sup>st</sup> of every month. In the event the pet does not remain in the apartment home, any refundable deposits will be held throughout the Resident's residency. The pet deposit under this pet agreement is not a limit on Resident's liability for property damage, personal injury, cleaning, deodorizing, defleaing, or carpet and pad replacement.

### OWNER/AGENT AND RESIDENT MUTUALLY AGREE AS FOLLOWS:

1. The Rental Agreement/Lease provides that without Owner/Agent's prior written consent, no pets shall be allowed in or about the premises.
2. Resident desires to keep the below described pet hereinafter referred to as "Pet": Dog, cat, guinea pig, gerbil, hamster, fish, or bird. All other pets such as snakes, spiders, ferrets, rabbits, sugar gliders, or any other type of animal, domestic, or wild, are NOT CONSIDERED pets by Management, and therefore will not be permitted in the community. The following breeds of dogs are not permitted at anytime: Pit Bulls/Staffordshire Bull Terriers, Rottweilers, Chow Chows, German Sheperd , Dobermanns, or any breed that is banned by local law.
3. This Agreement is an Addendum and part of the Rental Agreement/Lease between Owner/Agent and Resident. In the event of default by Resident of any of the terms in this Agreement, Resident agrees, within three days after receiving written notice of default from Owner/Agent, to cure the default or vacate the premises. Resident agrees Owner/Agent may revoke permission to keep said Pet on the premises by giving Resident written thirty (30) day notice.

2277 Townsgate Road, Ste 202, Westlake Village, CA 91361

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The following breed, height, weight, and physical identifying characteristics generally describe the pet: Your pet, when fully grown may weigh no more than 50 pounds. Owner reserves the right to limit the number, type, size, or breed of any pet that is permitted on the premises.

Pet #1

Type: \_\_\_\_\_ Breed: \_\_\_\_\_  
Height: \_\_\_\_\_ Weight: \_\_\_\_\_  
Color: \_\_\_\_\_ Name: \_\_\_\_\_  
DOB: \_\_\_\_\_ Gender: \_\_\_\_\_  
Neutered/ Spayed: \_\_\_\_\_  
Last Rabies Shot: \_\_\_\_\_

Pet # 2

Type: \_\_\_\_\_ Breed: \_\_\_\_\_  
Height: \_\_\_\_\_ Weight: \_\_\_\_\_  
Color: \_\_\_\_\_ Name: \_\_\_\_\_  
DOB: \_\_\_\_\_ Gender: \_\_\_\_\_  
Neutered/ Spayed: \_\_\_\_\_  
Last Rabies Shot: \_\_\_\_\_



1. Resident agrees to maintain the pet in accordance with county, city, state or other government standards, whichever shall prevail as with the Humane Society.
2. Resident agrees that Pet will not be permitted outside Resident's unit unless restrained by a leash. Use of the grounds or premises for sanitary purposes is prohibited. Resident agrees that the pet is not permitted in, or near the recreational facilities.
3. Pet must be spayed/neutered.
4. If Pet is a bird, it shall not be let of the cage.
5. If Pet is a fish, the water container shall not be over ten (10) gallons and will be placed in a safe location in the unit.
6. Pet shall not be fed directly on the carpeting in unit. Resident shall prevent fleas or other infestation of the rental unit or other property of Owner/Agent, and may be held liable for costs associated with any necessary remediation.
7. Resident shall not permit, and represents that Pet will not cause any damage, discomfort, annoyance, nuisance or in any way inconvenience, or cause complaints, from any other Resident, Resident shall immediately clean up guest, or the public, any "mess" created by Pet. If, after one written warning, Resident does not comply with Owner's request to clean up after Pet, Owner may fine Resident **\$50** per occurrence. This applies to the Resident's unit as well as any common area in the apartment complex. Resident must provide and maintain an appropriate litter box, if applicable. If, in Owner's sole opinion and discretion, the pet has disturbed or is disturbing any other resident or has caused or is causing damage to property in the Apartment home or Apartment Community, the Resident will be required to permanently remove pet from the Apartment and the community within ten (10) days after written request. Resident's failure to permanently remove pet as provided above or failure to comply with all other terms of this Pet addendum will constitute a breach of the Lease Agreement.
8. In the event that Owner/Agent, contractor, or maintenance personnel need access to the unit, the pet will be confined in the following manner:  
\_\_\_ put in a kennel/crate \_\_\_ removed from premises \_\_\_ not applicable
9. Resident shall be liable to Owner/Agent for all damages or expenses incurred by or in connection with Pet, and shall hold Owner/Agent harmless and indemnify Owner/Agent for all damages or costs in connection with Pet. This applies to carpets, doors, walls, blinds, windows, window treatments, screens, woodwork, padding, and seal treating the cement upon vacating said apartment.
10. Except for the pet(s) described above, Resident shall not keep any other pets in the Apartment home or within the Apartment Community. Resident agrees that no more than two (2) pets, will be permitted at any time. For definition purposes in regards to fish, one ten (10) gallon aquarium would equal one pet. Each apartment home would be limited to a maximum of two ten (10) gallon aquariums.

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11. This is a binding, legal document. Resident's failure to comply with the terms and provisions of this Pet Addendum or violation of any representation or assurance contained in the Pet Addendum shall constitute default permitting immediate termination of the Lease Agreement.

Date: \_\_\_\_\_ Resident: \_\_\_\_\_

Date: \_\_\_\_\_ Resident: \_\_\_\_\_

Date: \_\_\_\_\_ Owner/Agent: \_\_\_\_\_

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