FAIRWAY
CLUB APARTMENTS

PET ADDENDUM

NOTICE: Pets are a serious responsibility and risk for each resident in the apartment. If not properly controlled and cared for; pets can disturb the rights of others and cause damage for which residents will be liable.

Addendum to _____(hereinafter called "Tenant"), for apartment
#_____at _____Tamarack Drive, Canton, MI 48188 (hereinafter called "Premises").

Description:
Only the following pet(s) is/are authorized to be kept in the residents' apartment. No substitutions are allowed, not even in the event of pets' disappearance or death. Any new pet shall require new authorization from Landlord in writing.

	Type/Breed	Age	Weight	Name	Last Rabies Vaccination

1. _____

2. _____

TERMS:
1. **Conditional Authorization for Pet:** Tenant is hereby authorized to keep a pet(s) that is described above in the Premises until the lease expires. Authorization may be terminated if residents' right of occupancy is terminated or if the pet rules listed below are violated in any way.
2. **Pet Fee:** Tenant shall pay to Landlord the sum of $350.00. Said sum will be held as a non-refundable pet fee.
3. **Monthly Pet Fee:** The Tenant shall pay to Landlord as additional rent the sum of $30.00 per pet, per month for each month or portion thereof that the Tenant has a pet in the Premises.
4. **Revocation:** In the event that the Tenant, in the Landlords' sole and absolute discretion, fails to comply with all of their obligations as stated herein; then the Landlord may, at its option, exercise any remedy available to it under law including, but not limited to, the termination of Tenants' tenancy under the Lease.

PET RULES:
1. Only two (2) pets maximum are allowed in any apartment.
2. Landlord reserves the right to restrict dogs to certain buildings or areas of the property.
3. Exotic pets including, but not limited to, snakes, iguanas, ferrets, cockatoos, macaws are not permitted.
4. A dog must complete a pet interview with the community manager to ensure the dog does not exhibit aggressive behavior.
5. Dogs must be licensed with Canton & fully up to date on vaccinations.
6. Tenant shall provide Landlord proof that the animal is licensed. Proof must be submitted to Landlord upon demand.
7. Tenant shall provide Landlord with a recent photograph of the pet if requested.

8. Pet shall be always kept inside apartment except in the custody of a responsible person and restrained on a leash while on the apartment property. Tethering pets outside is not permitted.
9. Pets are prohibited in recreation areas; clubhouse, pool area, laundry room, or any other common areas.
10. The pet shall be exercised only in the areas designated by Landlord. **A tenant is responsible for removal and disposal of the pets' waste. Failure to immediately clean up after the pet will result in a $50.00 fine.**
11. In the event the pet engages in behavior that in the Landlords' sole opinion creates a nuisance, disturbs other residents, guest or invitees, or interferes with other residents' right to quiet enjoyment; then the Tenant shall, upon 72 hour's notice from the Landlord, remove the pet from the premises and the apartment community.

LIABILITY:
The Tenant shall be responsible for any personal injury caused by the pet or any damage, destruction or loss caused by the pet on the leased premises, furnishings or other property of the community. If such items cannot be satisfactorily cleaned or repaired Tenant must pay for complete replacement. Payment for damages, repairs or cleaning shall be due immediately upon demand. Resident shall be strictly liable for the entire amount of any injury to the person or property of other caused by their pet. Resident shall indemnify and hold Landlord harmless for all costs of litigation and attorneys' fees resulting from same. The Landlord is hereby authorized to deduct the amount of such damage from the funds deposited as security under this lease.

NO PET ACKNOWLEDGEMENT:

__Tenant does have a pet currently.

Upon execution, this addendum shall become part of the Tenants' lease with Landlord for the above-described apartment with the same force and effect as if search and every word hereof had been set forth in said lease.

DATE: _____ TENANT: _____

DATE: _____ TENANT: _____

DATE: _____ TENANT: _____

LANDLORD: _____
(Agent for Landlord)