

Pet Addendum

Greg Whitehead Properties
PO Box 2008
Fort Collins CO 80522
(970) 690-4053, fax (970) 568-7049

In connection with that certain Lease Agreement dated _____, for
the residence located at _____

And subject to conditions stated therein, Manager hereby grants permission for
Resident's resident only, the pet described below upon the following terms and
conditions:

1. The pets' name is _____
And which is a ____ (Male) ____ (Female) and is approximately _____ years
old.
2. The pet is generally described by the following breed, height, weight and physical
identifying characteristics; _____
3. Resident hereby represents and warrants that the above described pet has been
properly licensed and inoculated as required by local law and Resident agrees to
maintain such licensing and inoculation of the pet and to furnish Manager with
evidence thereof promptly upon request.
4. The pet shall be kept on a leash at all times when outside back yard. When the pet
is at the residence, it shall be kept in the dog run area provided in the back yard of
the residence. The pet shall be allowed to run free only in the back yard of the
residence and only when a resident is present. If the pet is roaming outside of the
dog run at any time with out supervision, it shall be considered a stray, and the
Animal Protection Agency shall be called to remove the pet. All pet defecations
shall be regularly (at a minimum of 3 times per week) removed from the yard and
the dog run. If it is found to be neglected, a company providing these services will
be called to clean up the area at the pet owner's expense.
5. Resident has hereby paid to Manager \$_____ as an additional fee
securing Resident's performance under this Pet Addendum and the Lease
Agreement. \$_____ of said fee is non- refundable. Manager may deduct
from the refundable portion of the fee all costs and expenses incurred by the
Manager in repairing all damages caused by the pet and any other damages
resulting from a breach of this Pet Addendum or the Lease Agreement. Manager
reserves the right to visit the property at any time to verify the compliance of this
agreement. Manager reserves the right to have this Pet Addendum revoked if pet
is causing damage to residence or complaints are filed by neighbors or anyone
affected.

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6. Resident shall pay a monthly pet charge of \$_____ on the same date on which the lease payment is due.
7. Resident shall insure that the pet does not disturb any other resident, neighbor or guest thereof, nor damage any property. If, in the Manager's sole opinion and discretion, the pet has disturbed or is disturbing any other resident or neighbor, or has caused or is causing damage to property, then the Resident shall permanently remove the pet from the residence within 10 days of written request. Resident's payment for damage caused by the pet shall not entitle the Resident to keep the pet at the residence. Resident's failure to permanently remove the pet as provided above or failure to comply with all other terms of this Pet Addendum shall constitute a default permitting termination of the Lease Agreement.
8. Except for the pet described above, Resident shall not keep any pets at the residence without Owner's prior execution of an Pet Addendum.
9. Resident's failure to comply with the terms and provisions of this Pet Addendum or violation of any representation or assurance contained in this Pet Addendum or violation of any representation or assurance contained in this Pet Addendum shall constitute a default permitting termination of the Lease Agreement.

Dated: _____

BY: _____
Authorized Agent

Resident