

PET POLICY
AWESOME RENTALS, LLC

1. The keeping of any pets by tenants without the prior written consent of the lessor is prohibited. Pet Sitting is always prohibited. If an unauthorized pet is found at the premises, it shall be considered a breach of the lease and shall allow the Lessor to terminate the lease and charge Lessee an additional \$10 per day until the pet is removed. Lessee will also be charged for any damages caused by the unauthorized pet.
2. In the event permission is granted to have a pet, a Pet Agreement will be signed. This agreement will be attached to and will be part of the Residential Lease Agreement. Lessor reserves the right to revoke permission to keep the pet if the Lessee breaks the Pet Agreement. This agreement can also be revoked by Lessor without any cause upon giving a 30-day written notice. Lessee will be given 3 days to remove the pet from the premises. After 3 days, Lessee agrees to pay Lessor \$10 per day until the pet is removed.
3. Dogs on aggressive/dangerous list of most insurance companies will not be permitted, including (but not limited to) Rottweilers, German Shepherds, Doberman Pinschers, Chow Chows, Huskies, Mastiffs, Malamutes, Akitas, Bulldogs, Bull Terriers, Pit Bulls, American Pit Bull Terriers, Perro de Presa Canarios, Siberian Huskies, Wolf Dogs, Japanese Tosas, Dogo Argentinos, Great Danes, Fila Brasileiros, English Mastiffs, Cane Corsos, Bullmastiffs, Boxers, Rhodesian Ridgebacks, American Staffordshire Terriers, Staffordshire Bull Terriers.
4. Any pets that are denied pet liability insurance will not be permitted.
5. More than three pets will not be allowed at any property. No more than two pets with weight greater than 50 lb will be allowed.
6. Several other factors affect the permission to keep pets. Some of them are: (a) Tenants renting the houses without fenced yards may not be able to keep certain pets (b) Tenants renting houses that are prone to damage by pets may not be able to keep pets.
7. **Lessee will pay Lessor a refundable deposit of \$250 per pet per lease term for pets that weigh less than 50 pounds and \$500 per pet per lease term for pets that weigh more than 50 pounds at the time of signing of this agreement.** This refundable deposit, or what remains of it after repairing the damages caused by the pets, will be returned to Lessee within 30 days after the property is vacated at end of the lease term or once Lessee has proved that the pets referenced above have been removed from the property. **Lessee will also pay Lessor an additional non-refundable monthly pet fees of \$25 per pet for pets that weigh less than 25 pounds; \$50 per pet for pets that weigh between 25 and 50 pounds; \$75 per pet for pets that weigh more than 50 pounds.**
8. Lessee will carry pet liability insurance with a minimum liability limit of \$100,000 per pet that covers/protects property damage and injury inflicted by tenant's pets on others, inside or outside the premises. Lessee will adhere to all local and state ordinances for the maintenance of pets.
9. Lessee will adhere to all local and state ordinances for the maintenance of pets.
10. Any damage to the exterior or interior of the premises caused by the pet will be the full financial responsibility of the Lessee.
11. Lessee will prevent pets from engaging in behaviors or creating excessive noise at a level that disturbs neighbors.
12. Lessee agrees to indemnify, hold harmless, and defend Lessor or Lessor's agents against all liability, judgments, expenses (including attorney's fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by the Lessee's pets.
13. Lessee will be solely responsible to pay for pest infestation services resulting from pets allowed in the property.