

1. Pet Addendum to Rental Agreement

1.1 PARTIES

This pet addendum is an amendment to the lease dated <<Lease Start Date>> - <<Lease End Date>> between the (tenants) <<Tenants (Financially Responsible)>>, <<Other Occupant(s)>> and the (landlord) <<Company Name>> covering the premises known as <<Property Address>>.

1.2 PET INFORMATION

Only the pet(s) specifically described below are approved under this Addendum. Any additional or different pet must receive prior written approval from Renew Real Estate Services.

<<Pet Information>>

Tenant shall provide upon request the following information for each approved pet, including but not limited to: species, breed, name, age, weight, color/markings, and any microchip number. Tenant shall also provide current proof of vaccinations (including rabies) upon request.

1.3 HOUSE RULES

Tenant has read, understands and agrees to abide by all applicable House Rules pertaining to pets.

1.4 PERMISSION

Landlord grants Tenant permission to keep the pet(s) described in Section 1.2 under the terms and conditions of this Addendum. Tenant agrees that pet rent will be charged at a rate of \$25 per month per pet.

1.5 LEASH & CONTROL

That the pet will be allowed out of the premises only under the complete control of a responsible human companion and on a hand held leash or in a pet carrier.

1.6 DAMAGE RESPONSIBILITY

Any damage to the exterior or interior of the premises, grounds, flooring, walls, trim, finish, tiles, carpeting, or any stains caused by the pet will be the full responsibility of the Tenant. Tenant agrees to pay all costs to restore the property to its original condition. If the damage cannot be removed or repaired to a satisfactory condition, Tenant agrees to pay the full expense of replacement.

1.7 MOVE OUT CLEANING & FUMIGATION

Upon vacating, Tenant will permit Landlord to have the premises (including any grounds) professionally treated for fleas and ticks and to have all carpets professionally cleaned. Landlord will select the contractors. The cost will be competitive market rates and will be paid by Tenant. This charge is in addition to any deductions from the security deposit.

1.8 PET CARE AND WELFARE

Tenant will provide adequate and regular veterinary care, ample food and water, and will not leave the pet unattended for any undue length of time. Tenant will diligently maintain cleanliness of litter pans and sleeping and feeding areas.

1.9 EMERGENCY ENTRY

If efforts to contact Tenant are unsuccessful and there is reasonable cause to believe an emergency situation exists with respect to the pet (including but not limited to abuse, abandonment, or prolonged disturbance), Landlord or Landlord's agents may enter the premises. If it becomes necessary to board the pet, all costs will be the sole responsibility of Tenant.

1.10 INDEMNIFICATION

Tenant agrees to indemnify, hold harmless, and defend Landlord or Landlord'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 Tenant's pet(s).

1.11 DISPUTE RESOLUTION

If a dispute arises out of this Addendum and cannot be settled through negotiation, the parties may pursue mediation or arbitration in Davidson County, Tennessee. Each party shall bear its own costs unless otherwise agreed or ordered.

1.12 ADDITIONAL PETS

If the property allows pets and Tenant desires to acquire an additional pet, Tenant must notify Landlord and receive written approval before obtaining the pet. The monthly pet fee of \$25 per approved animal is due with rent each month for the entire lease term.

1.13 UNAUTHORIZED PETS

Unauthorized pets found at the Property will be assessed a fee of \$25 per month per pet retroactive to the first month of occupancy of the property, with no exceptions and regardless of when the pet was reported to have been obtained. Landlord may also require Tenant to remove the unauthorized pet within a reasonable time. Failure to remove an unauthorized pet constitutes a material breach of the lease.

1.14 HOA OR CONDOMINIUM RULES

If the property is located in an HOA or condominium complex, additional rules may apply regarding size, breed, number, or allowance of pets. It is Tenant's sole responsibility to verify and comply with all such rules. If Tenant is in violation, Tenant will have ten (10) days to remedy the violation and will be responsible for any fines assessed. If Tenant is unable to comply, Tenant may be required to vacate. Early termination under this section will be treated as a lease break and liquidated damages charges will apply as set forth in the main lease.

1.15 ASSISTANCE ANIMALS & EMOTIONAL SUPPORT ANIMALS

This Addendum and its fees apply only to ordinary pets. Service animals and emotional support animals are not considered pets under federal Fair Housing law or Tennessee law (including TCA § 66-28-406 and § 66-7-111). No pet fees, pet deposits, or pet rent will be charged for a properly documented assistance animal. Tenant remains fully responsible for any actual damage caused by an assistance animal beyond ordinary wear and tear. Requests for reasonable accommodation must be submitted in writing to Landlord.

1.16 RENTERS INSURANCE

Tenant shall maintain renter's insurance for the full term of the lease with a minimum of \$100,000 liability coverage that includes coverage for animal-related injuries or property damage. Tenant shall provide proof of insurance upon request and shall name Landlord as an interested party if requested.

X

Date Signed