



PET RESPONSIBILITY ADDENDUM

Pet Responsibility Addendum to the lease is made and entered into on _____ for the following described Property:
_____.

It is hereby agreed by and between Resident(s) _____ and Landlord(s), **Boji Holdings, LLC**, that Landlord will allow Resident(s) to have the following described pet(s), and no other, in/on the leased premises upon and subject to the terms and conditions of this lease addendum, and Resident(s) agrees to comply herewith.

Name: _____ Description of pet: _____
Color: _____ Potential Weight at maturity: _____.

Name: _____ Description of pet: _____
Color: _____ Potential Weight at maturity: _____.

Resident(s) acknowledge that an inaccurate description of pet shall cause revocation of this consent. Resident(s) hereby pays a **\$350.00 non-refundable** Pet Convenience Fee under this lease for the privilege of keeping the pet. This Fee shall not limit the Resident(s)'s obligation.

POLICY

Iowa Code 351 shall apply to all pet owners

The following limitations shall apply:

Breed: (large breeds/aggressive/destructive)

CANINE. Pit Bulls/American Staffordshire Terriers, Great Danes, Doberman Pinschers, Irish Wolfhounds, Mastiffs, Scottish Deerhounds, St Bernards, Irish Terriers, Leonbergers, Newfoundlands, Great Pyrenees, Tosa Inu, Bull Terrier, Rhodesian Ridgeback, Dogo Argentino, Boer Boel, Gull Dong, Wolf Hybrid, Chow Chows, Huskies

OTHER PET TYPES. Swine of any breed, venomous animals of any type, insects, and additional restrictions may be added by Landlord at any time, at the digressions of the Landlord.

Number of pets:

Maximum number of pets not to exceed 2

Aviaries:

All birds are required to be caged at all times

Pet Deposit:

A \$350 non-refundable pet deposit, per pet shall apply

Felines:

Are required to be maintained indoors.

Wireless/Electronic Pet Containment Unit:

Landlord limits the type of containment units acceptable for installation on the property. Landlord must approve the unit type and method of installation prior to installing. Tenant will absorb the costs of the product and installation. The unit becomes part of the property and may not be removed once installed. If parts are removed and/or it becomes nonfunctioning, the costs to remove/repair will be considered damages and shall be cured at the expense of the Tenant.

AGREEMENT

1. Resident(s) hereby agrees the pet shall not be left unattended, at any time, while outside the leased premises. Further, the pet shall not be curbed on patios, balconies, entranceways, walkways, sidewalks, parking facilities, recreational facilities, trees, shrubbery or flowers. RESIDENT(S) SHALL PROMPTLY REMOVE ALL PET WASTE AND DISPOSE OF IT.
1. Resident(s) agrees to furnish proof of registration of the pet(s) to Landlord at the time of move-in or as requested by Landlord. Resident agrees to comply with local laws and requirements and keep current immunization records of the pet(s). PRIOR to bringing the pet(s) onto the property, resident shall provide such documentation to Landlord.
1. Resident(s) warrants the pet(s) is housebroken. Resident(s) hereby agrees to assume responsibility for, and shall promptly pay for, any damage caused by the pet(s) from the leased premises. Resident(s)'s responsibility and liability is to include the repair or restoration of each item to its former condition and/or its replacement when deemed necessary in sole judgment of Landlord(s).
1. Resident(s) warrants the pet(s) have no history of causing physical harm to persons or property, such as biting, scratching, clawing, etc., and further warrants that the pet(s) have no vicious history or tendencies. Landlord may require the removal of any pet from the property permanently, if pet has a history of or causes physical threat or harm to other persons or animals. Resident has 24 hours to remove pet upon receipt of request from Landlord.
1. Resident(s) warrants pet(s) will not cause: danger, damage, nuisance, noise, health hazard, or soil the apartment/unit, premise, grounds, common areas, walks, parking lots, landscaping, or gardens. Resident(s) agrees to clean up after the pet and agrees to accept full responsibility and liability for any damage, injury, or action arising from or caused by his/her pets.
1. Resident(s) warrants pet(s) will make no noise that will be disturbing to other Resident(s). Resident(s) understands noise will not be tolerated, it is considered to be a nuisance to other Residents. Landlord may require the removal of any pet from the property permanently, if more than 2 noise nuisance notices are reported to authorities.
1. Resident(s) agrees not to allow any foul odors to arise from their pet(s) housing, litter, waste, or pet(s) themselves. Resident(s) hereby agrees that should Leased Premise, or any part thereof, smell of pet(s) odor, Resident(s) shall, upon demand, promptly reimburse Landlord(s) for any damages, grievances, lost rental income resulting from such, and expenses which it may incur to remedy such damage.
1. Resident(s) hereby agrees to promptly put the pet out for board or otherwise permanently remove the pet from the leased premises if Landlord(s) shall subsequently revoke this consent. Resident(s) agrees that, upon request by Landlord (s), Resident(s) shall furnish a copy of Comprehensive Personal Liability Policy covering any loss or injury due to said pet to Landlord (s), its Employees and any other Resident(s) guest, servants, visitors, etc. or to any of their property located within the community in which the leased premises are located. It is agreed by and between Resident(s) and Landlord(s) that Resident(s) hereby warrants to Landlord(s) that Resident(s) will have no more than **2 approved pets**. Resident(s) further, agrees to comply with the above stated terms and conditions. Resident(s) shall not bring other animal(s) or pet(s) into the leased premises during the term of this lease without consent of Landlord(s). In the event that Landlord(s) consents to allow Resident(s) to bring an animal or pet into the leased premises, Resident(s) shall immediately execute a new Pet Responsibilities Addendum subject to all terms and conditions of this lease and to the rule and regulations of Landlord (s). Resident(s) shall immediately deposit any required fees/ deposits under this lease for the privilege of keeping a pet.

UPON VACATING THE PREMISES, AND PRIOR TO FINAL WALK THROUGH, RESIDENT(S) IS RESPONSIBLE FOR HAVING THE CARPETS PROFESSIONALLY CLEANED TO REMOVE ALL PET ODOR AND DANDER, AND PROVIDE A COPY OF THE RECEIPT SHOWING IT HAS BEEN COMPLETED.

Resident **Date**

Resident **Date**

Boji Holdings, LLC **Date**