



PET POLICY

Pending approval, this would be attached to and made a part of the Lease (in the form of a pet agreement) between Clear Water Real Estate Enterprises LLC, the Landlord, and the Tenant(s), for the premises.

If Tenant desires to keep a certain pet as described below on the premises and the Lease and Non-Standard Rental Provisions specifically prohibit allowing pets on the premises; the Lease would be amended to grant such permission to the Tenant. In exchange for this permission, the Tenant will agree as follows:

1. To pay additional monthly pet rent throughout the remainder of the lease term.
2. All parties on the Lease are equally responsible for all damages including those the pet may cause. It is the responsibility of the pet owner to inform all parties on the Lease of such pet.
3. The pet must be at least one year old at occupancy, neutered/spayed, and de-clawed (cats- front paws), as applicable.
4. Tenant shall comply with all applicable laws, ordinances, and regulations pertaining to pets.
5. Tenant agrees to immunize the pet in accordance with the local law requirements and to provide documentation of this to Landlord.
6. To keep the pet from causing excessive pet noise.
7. To keep their pet under their control at all times.
8. To keep their pet leashed when outdoors.
9. Tenant agrees to not leave their pet unattended for unreasonable periods.
10. Tenant agrees to allow pet to relieve themselves only in designated areas. Tenant also agrees to immediately pick up any pet waste.
11. Tenant agrees to immediately remedy any complaints concerning the pet.
12. That any damage to the exterior or interior of the premises, grounds, flooring, walls, trim, finish, tiles, carpeting, or any stains, etc. caused by pet will be the full responsibility of the Tenant and that Tenant agrees to pay all costs involved in the restoration to its original condition. If because of any such stains, etc., said damage is such that it cannot be removed, then Tenant hereby agrees to pay the full expense of replacement. Tenant understands that such monies shall be due immediately, upon demand of the Landlord.
13. It is also understood and agreed that Tenant will permit the Landlord to professional fumigate the premises, including any grounds for fleas and ticks and clean all carpets when Tenant vacates the premises. The contractors used will be the Landlord's contractors and the cost will be paid by the Tenant.
14. Tenant agrees to accept full responsibility and liability for any damage, injury, or actions arising from or caused by his/her pet.
15. 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.
16. In the event the Landlord, in his sole discretion, shall determine that it is in his best interest to revoke this agreement, he may do so on 30 days written notice to Tenant to remove the pet. Tenant shall permanently remove the pet from the premises within thirty days in compliance with such notice.
17. Tenant does not own a dog which has previously bitten or a dog which consists in whole or in part the following breeds: Pit Bull, Rottweiler, Akita, Doberman, Chow, Mastiff, Presa Canario, Ovcharka, Fila Brasileiro, Cane Corso, Staffordshire Terrier, Wolf Hybrid, Tosa Inu, or Beauceron.